

# AUTUMN PINES

A SUBDIVISION IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA.

**SURVEYOR'S DESCRIPTION:**

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH RANGE 36 EAST, BREVARD COUNTY, FLORIDA, WITH THE WEST RIGHT OF WAY LINE OF MURRELL ROAD (A 100 FOOT WIDE RIGHT OF WAY) AND RUN S. 89°52'04"W., ALONG SAID SOUTH LINE, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°52'04"W., ALONG SAID SOUTH LINE, A DISTANCE OF 665.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N. 00°48'02"W., ALONG SAID WEST LINE, A DISTANCE OF 332.56 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N. 89°53'16"E., ALONG SAID NORTH LINE, A DISTANCE OF 663.09 FEET; THENCE S. 00°39'54"E., PARALLEL TO THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 332.95 FEET TO THE POINT OF BEGINNING; CONTAINING 5.07 ACRES. SUBJECT TO A 50 FOOT WIDE ROAD EASEMENT RECORDED IN O.R. 1924, PAGE 992.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being the owner in fee simple of the lands described in

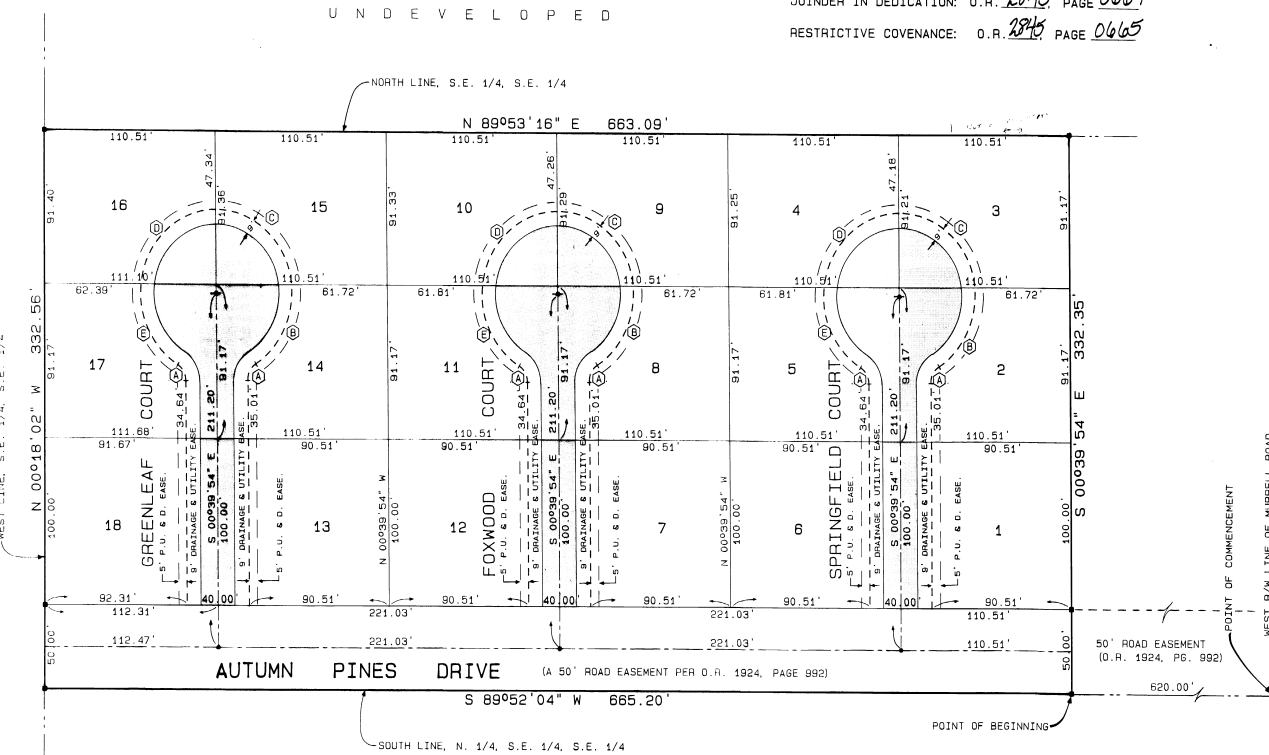
**AUTUMN PINES**

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of AUTUMN PINES SUBD. & CITY OF ROCKLEDGE IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on July 16, 1987.

By *A.M. Ecklund, Developer*  
A.M. ECKLUND, DEVELOPER  
3815 MURRELL RD., BLDG. #3, ROCKLEDGE FLORIDA

Signed and sealed in the presence of *John J. Hamilton*  
John J. Hamilton

JOINER IN DEDICATION: O.R. 1845 PAGE 0664  
RESTRICTIVE COVENANCE: O.R. 1845 PAGE 0665



**SURVEYOR'S NOTES:**

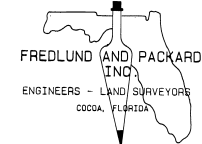
- - INDICATES PERMANENT REFERENCE MONUMENTS.
  - - INDICATES PERMANENT CONTROL POINTS.
- THE BEARING STRUCTURE IS BASED ON THE SUBDIVISIONS OF "BUCKINGHAM AT LEVITT PARK".
- SPRINGFIELD COURT, FOXWOOD COURT, GREENLEAF COURT & AUTUMN PINES DRIVE ARE PRIVATE AND ARE NOT OPEN TO THE PUBLIC.
- AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF ROCKLEDGE, THE CITY OF COCOA, FLORIDA POWER AND LIGHT CO, PUBLIC AND PRIVATE UTILITY COMPANYS FOR EMERGENCY VEHICLES, GARBAGE COLLECTION, AND UTILITIES OVER AND UPON THE PRIVATE ROADWAYS INDICATED AS SPRINGFIELD COURT, FOXWOOD COURT, GREENLEAF COURT AND AUTUMN PINES DRIVE.
- A STRIP OF LAND 7.5 FEET IN WIDTH ALONG ALL REAR LOT LINES AND 5 FEET IN WIDTH ALONG ALL SIDE LOT LINES IS DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.
- SHADING INDICATES LIMITS OF ASPHALT PAVEMENT.

**CURVE DATA:**

- (A) RAD. = 11.00' D. = 58°53'28" L. = 11.31'
- (B) RAD. = 49.00' D. = 64°10'59" L. = 54.88'
- (C) RAD. = 49.00' D. = 84°42'28" L. = 72.44'
- (D) RAD. = 49.00' D. = 83°38'32" L. = 71.53'
- (E) RAD. = 49.00' D. = 85°14'56" L. = 55.80'

**ACCESS RESTRICTION NOTE:**

THE THREE INTERIOR OUL-DE-SACS, INCLUDING LANDS DESCRIBED IN O.R. 1924, PAGE 992, SHOWN ON THIS RECORDED PLAT ARE PRIVATE. THE CITY OF COCOA, THE CITY OF ROCKLEDGE AND BREVARD COUNTY ARE HEREBY GRANTED AN EASEMENT FOR THE USE OF IT'S EMERGENCY VEHICLES FOR MAINTENANCE OF SENIOR LINES, WATER LINES AND ALL OTHER UTILITIES. THESE ROADWAYS ARE NOT OPEN TO THE GENERAL PUBLIC AND ACCESS MAY BE RESTRICTED TO THE OWNERS OF THE SUBDIVISION. THE CITY OF ROCKLEDGE IN APPROVING THIS SUBDIVISION ASSUMES NO LIABILITY OR RESPONSIBILITY TO IMPROVE, MAINTAIN, REPAIR OR OTHERWISE PERFORM ANY OTHER SERVICE IN RESPECT TO STREETS OR THOROUGHFARES IN THIS SUBDIVISION.



**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on NOVEMBER 4, 1986, he completed the survey of the 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 as required by Chapters 177 & 472, Florida Statutes; and that said land is located in Brevard County, Florida. Dated JULY 7, 1987.

*A.M. Ecklund*  
A.M. ECKLUND  
Registration No. 3867

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on August 19, 1987, the City Council of the City of Rockledge, Florida, approved the foregoing plat.

*John J. Hamilton*  
JOHN J. HAMILTON  
MAYOR

*Northeast Hamilton*  
NORTHEAST HAMILTON  
CITY CLERK

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

Chairman of the Board

ATTEST:

Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on August 19, 1987, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board

ATTEST:

Clerk of the Board

Approved: \_\_\_\_\_ County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, That on August 19, 1987, the Zoning Commission of the above approved the foregoing plat.

Chairman of the Board

ATTEST:

Clerk of the Board

**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 19, 1987.

*John J. Hamilton*  
JOHN J. HAMILTON  
Clerk of the Circuit Court  
in and for Brevard County, Fla.