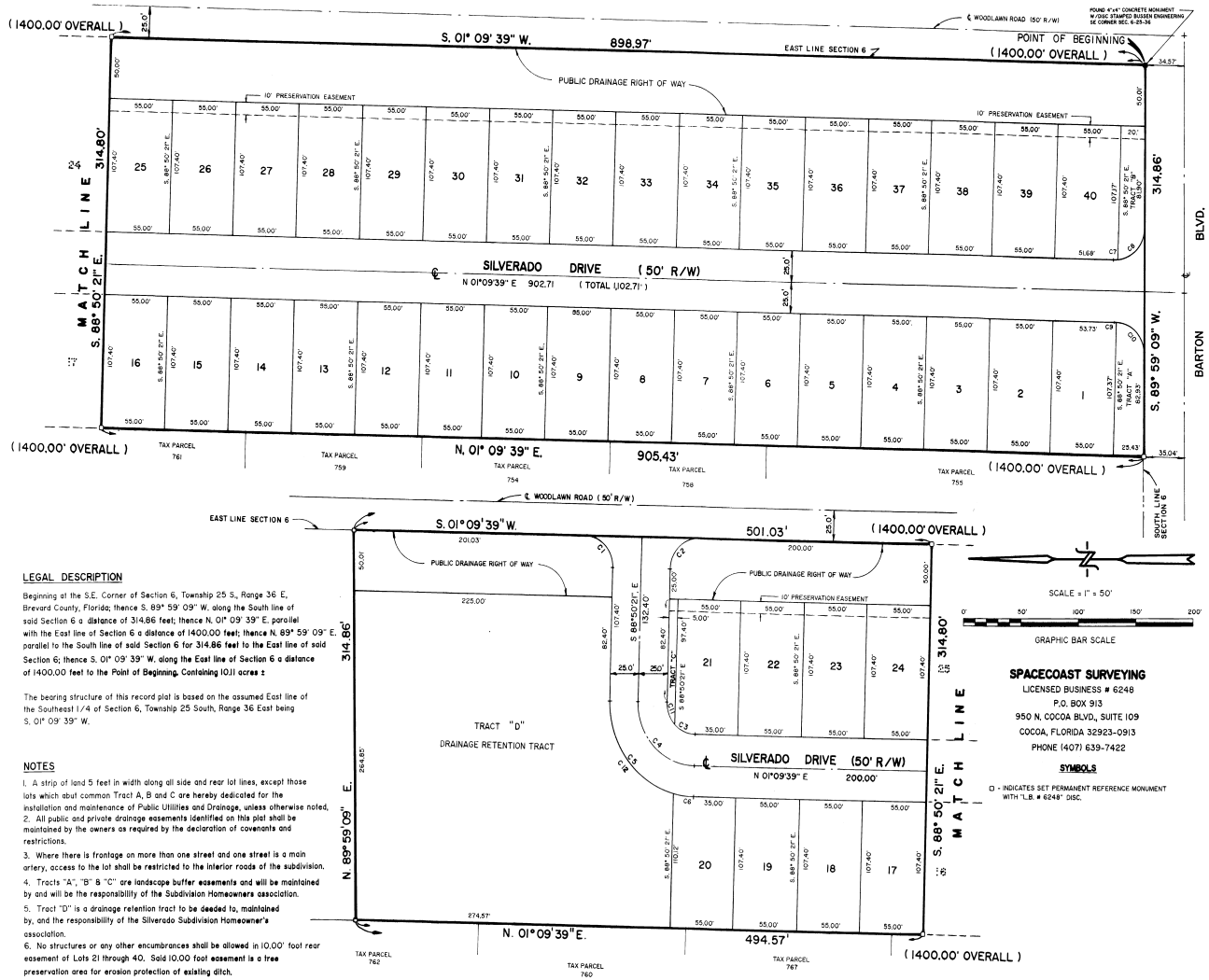
AF 52175

SILVERADO SUBDIVISION

A SUBDIVISION OF 40 LOTS LYING IN

SECTION 6, TOWNSHIP 25 SOUTH, RANGE 36 EAST, IN THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA



LEGAL DESCRIPTION

Beginning at the S.E. Corner of Section 6, Township 25 S., Range 36 E, Brevard County, Florida; thence S. 89° 59' 09" W. along the South line of said Section 6 a distance of 314.86 feet; thence N. 01° 09' 39" E. parallel with the East line of Section 6 a distance of 1400.00 feet; thence N. 89° 59' 09" E. parallel to the South line of said Section 6 for 314.86 feet to the East line of said Section 6; thence S. 01° 09' 39" W. along the East line of Section 6 a distance of 1400.00 feet to the Point of Beginning. Containing 10.11 acres ±

The bearing structure of this record plat is based on the assumed East line of the Southeast 1/4 of Section 6, Township 25 South, Range 36 East being S. 01° 09' 39" W.

NOTES

1. A strip of land 5 feet in width along all side and rear lot lines, except those lots which abut common Tract A, B and C are hereby dedicated for the installation and maintenance of Public Utilities and Drainage, unless otherwise noted.
2. All public and private drainage easements identified on this plat shall be maintained by the owners as required by the declaration of covenants and restrictions.
3. Where there is frontage on more than one street and one street is a main artery, access to the lot shall be restricted to the interior roads of the subdivision.
4. Tracts "A", "B" & "C" are landscape buffer easements and will be maintained by and will be the responsibility of the Subdivision Homeowners association.
5. Tract "D" is a drainage retention tract to be deeded to, maintained by, and the responsibility of the Silverado Subdivision Homeowner's association.
6. No structures or any other encumbrances shall be allowed in 10.00' foot rear easement of Lots 21 through 40. Said 10.00 foot easement is a tree preservation area for erosion protection of existing ditch.
7. A strip of land 10.00 feet in width adjacent to all Road Right of Way is hereby dedicated for the installation and maintenance of Florida Power & Light Company Facilities and other Utilities. Public Utilities Easement dedicated hereon include the installation and maintenance of Florida Power & Light Company Facilities and Cable Television Services as provided by Section 177.091 Subsection (28), Florida Statutes, 1993.

NOTICE

There may be additional restrictions that are not shown on this plat that can be found in the Public Records of Brevard County, Florida.

FOR RESTRICTIONS SEE: OR BOOK 3390 PG 852

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C-1	25.00'	90°00'00"	39.27'	S 46°09'39" W	35.36'
C-2	25.00'	90°00'00"	39.27'	S 43°50'21" E	35.36'
C-3	25.00'	53°07'27"	23.18'	N 27°43'23" E	22.36'
C-4	50.00'	90°00'00"	78.54'	N 46°09'39" E	70.71'
C-5	75.00'	90°00'00"	117.81'	N 46°09'39" E	106.07'
C-6	75.00'	15°28'02"	20.25'	S 8°53'40" W	20.19'
C-7	25.00'	7°37'53"	3.33'	N 2°39'18" W	3.33'
C-8	25.00'	83°32'37"	36.45'	N 48°14'32" W	33.31'
C-9	25.00'	2°54'31"	1.27'	S 02°36'55" W	1.27'
C-10	25.00'	85°54'59"	37.49'	S 47°01'40" W	34.07'
C-11	25.00'	36°52'33"	16.09'	N 72°43'22" E	15.81'
C-12	75.00'	74°31'58"	97.56'	S 53°53'40" W	90.83'

AREA SUMMARY

TRACT "A" 0.0570 ACRES
TRACT "B" 0.0488 ACRES
TRACT "C" 0.0106 ACRES
TRACT "D" 1.5142 ACRES

LOT 1 = 0.1356 ACRES
LOT 20 = 0.1360 ACRES
LOT 21 = 0.1342 ACRES
LOT 40 = 0.1356 ACRES
LOTS 2-19, & 22-39 = 0.1356 ACRES

SPACECOAST SURVEYING
LICENSED BUSINESS # 6248
P.O. BOX 913
950 N. COCOA BLVD., SUITE 109
COCOA, FLORIDA 32923-0913
PHONE (407) 639-7422

SYMBOLS

□ - INDICATES SET PERMANENT REFERENCE MONUMENT WITH "L.B. # 6248" DISC.

PLAT BOOK 40 PAGE 35
SHEET 1 OF 1
SECTION 6 TWP. 25 S., RANGE 36 E.

DEDICATION

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

SILVERADO SUBDIVISION

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 (see notes on plat) perpetual use of the public, and the

CITY OF ROCKLEDGE.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on Silverado Development of Rockledge, Inc.

By; Maurice Kodsi, Director

Signed and sealed in the presence of:

SIGN

PRINT

STATE OF FLORIDA COUNTY OF BREVARD.

THIS IS TO CERTIFY, That on (Date) 1/25/94 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Maurice Kodsi respectively Director. 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 hereto set my hand and seal on the above date.

NOTARY PUBLIC

GRENDA A KING
My Commission CC294,468
Expires Jun. 22, 1997
Bonded by ANB
800-852-3672

My Commission Expires 6/22/97

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on March 18, 1994, 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 platted; that permanent reference monuments have been placed as required by Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated: MARCH 18, 1994

Dale T. Bailey Registration No. 4331

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on MAY 4, 1994 the City Council of the City of Rockledge, Florida approved the foregoing plat.

SEAL

JOHN J. OATES MAYOR. John J. Oates

ATTEST: CITY CLERK. Betsi Beatty-Moist

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts 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 ..... 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 ..... the Zoning Commission of the above approved the foregoing plat.

Planning and Zoning Director

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 5/11/94 at 2:09 PM and duly recorded in O.R. Book 3390

Sandy Crawford Clerk of the Circuit Court in and for Brevard County, Fla.

Deputy Clerk