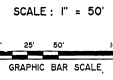
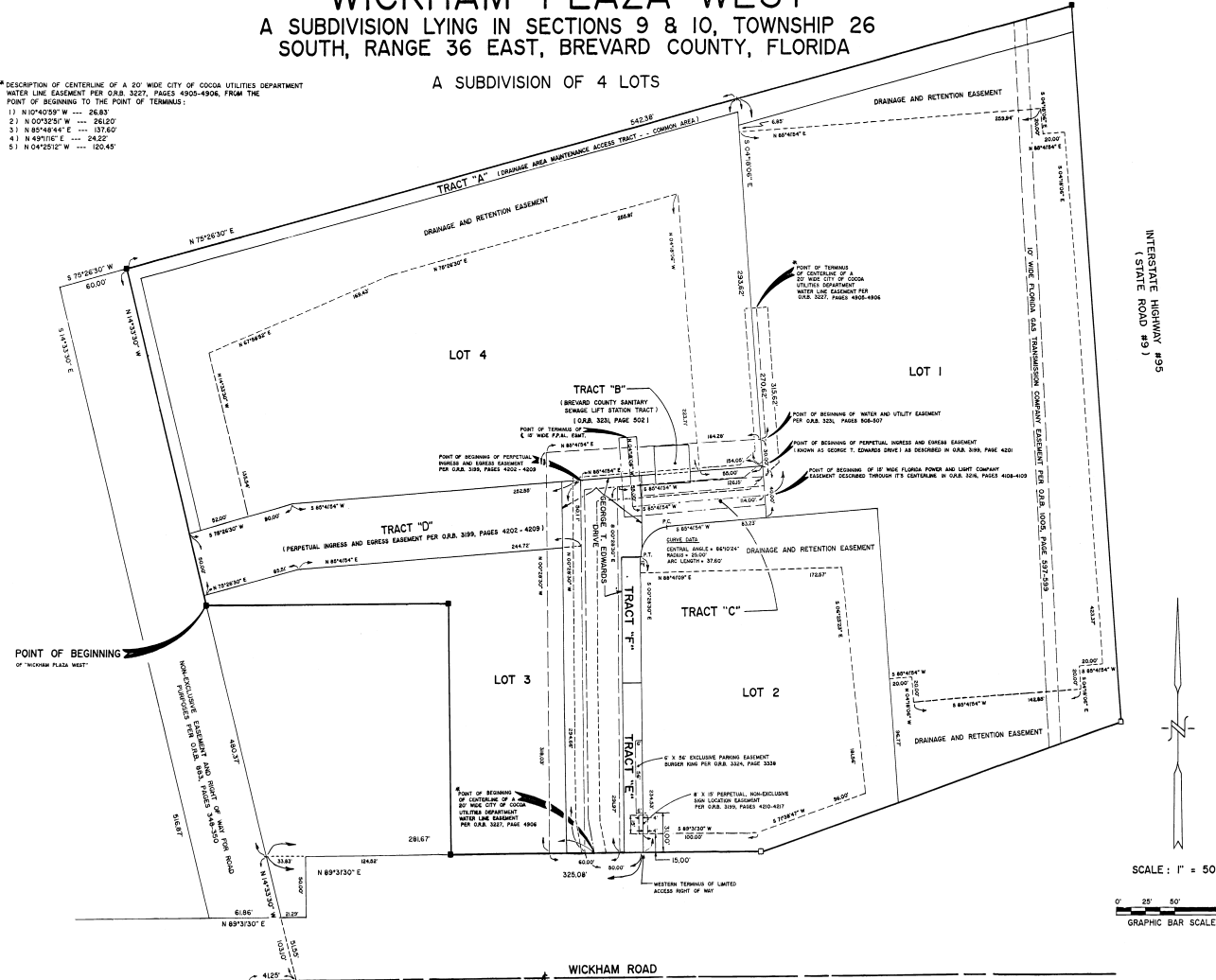


WICKHAM PLAZA WEST

A SUBDIVISION LYING IN SECTIONS 9 & 10, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

A SUBDIVISION OF 4 LOTS

*DESCRIPTION OF CENTERLINE OF A 20' WIDE CITY OF COCOA UTILITIES DEPARTMENT WATER LINE EASEMENT PER O.R.B. 3227, PAGES 4902-4906, FROM THE POINT OF BEGINNING TO THE POINT OF TERMINUS:
1) N 10°42'59" W --- 26.83
2) N 42°02'57" W --- 26.82
3) N 85°48'44" E --- 137.62
4) N 84°19'11" E --- 24.25
5) N 04°25'12" W --- 120.45



- NOTES:**
- 1) THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:
A) A 10 FOOT UTILITY EASEMENT FOR THE INSTALLATION OF FLORIDA POWER AND LIGHT COMPANY AND OTHER UTILITIES ADJACENT TO AND PARALLEL WITH ALL PUBLIC AND PRIVATE ROAD RIGHTS-OF-WAY.
 - 2) A 7.5 FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS UNLESS OTHERWISE NOTED.
 - 3) THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 36 EAST BEING N 00°08'30" W PER O.R.B. 2355, PAGE 1570, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 4) ALL PRIVATE DRAINAGE EASEMENTS IDENTIFIED ON THIS PLAT SHALL BE MAINTAINED AS PROVIDED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R.B. 3199, AT PAGE 4161, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 5) TRACT "A" IS A DRAINAGE AREA MAINTENANCE TRACT AND WILL BE A COMMON AREA OWNED AND MAINTAINED BY THE WICKHAM / I-95 PROPERTY OWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")
 - 6) TRACT "B" IS A BREVARD COUNTY UTILITIES DEPARTMENT SANITARY SEWAGE LIFT STATION SITE OWNED AND MAINTAINED BY BREVARD COUNTY, FLORIDA. (SEE O.R.B. 3231, PAGES 0502 - 0504)
 - 7) TRACT "C" WILL BE OWNED BY LOT 1.
 - 8) TRACT "D" WILL BE OWNED BY LOT 2.
 - 9) TRACTS "D" AND "E" WILL BE OWNED BY THE WICKHAM / I-95 PROPERTY OWNERS' ASSOCIATION, INC.
 - 10) TRACTS "C", "D", "E", & "F" ARE INGRESS AND EGRESS TRACTS AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE WICKHAM / I-95 PROPERTY OWNERS' ASSOCIATION, INC.
 - 11) TRACTS "C", "D", "E", & "F" ARE INGRESS AND EGRESS TRACTS AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE WICKHAM / I-95 PROPERTY OWNERS' ASSOCIATION, INC.
 - 12) TRACT "D" WILL BE A PRIVATE ROAD AND WILL BE THE RESPONSIBILITY OF THE WICKHAM / I-95 PROPERTY OWNERS' ASSOCIATION, INC. AND NAMED GEORGE T. EDWARDS DRIVE EXTENSION.
 - 13) THE ROADWAY TO BE BUILT BETWEEN WICKHAM ROAD AND THE WEST END OF TRACT "D" WILL BE CONSTRUCTED AND MAINTAINED BY THE WICKHAM / I-95 PROPERTY OWNERS' ASSOCIATION, INC.
 - 14) DRAINAGE AND RETENTION EASEMENT TO BE MAINTAINED BY AND THE RESPONSIBILITY OF THE WICKHAM / I-95 PROPERTY OWNERS' ASSOCIATION, INC.
 - 15) FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE O.R.B. 883, PAGES 346-347, O.R.B. 2355, PAGES 1570-1571, O.R.B. 3199, PAGES 4161-4185, AND O.R.B. 3199, PAGES 4186-4194 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 16) ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE INGRESS AND EGRESS EASEMENTS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH INGRESS AND EGRESS.
 - 17) ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, ponds, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public.
IN WITNESS WHEREOF, the undersigned hereunto set hand... and seal... on...

Signed and sealed in the presence of:

STATE OF _____ COUNTY OF _____
THIS IS TO CERTIFY, That of _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be... free act and deed for the uses and purposes herein expressed.

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

NOTARY PUBLIC
My Commission Expires _____

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 2/24/23, 2023, 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated AUGUST 15, 2023.
D. T. Bailey Registration No. 14331

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
SEAL
ATTEST _____ MAYOR.
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 streets, alleys, thoroughfares, parks, ponds, drainage easement, 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 that it complies in form with all the requirements of Chapter 327, Florida Statutes, and was filed for record on _____ File No. _____
Clerk of the Circuit Court in and for Brevard County, Fla.