

CHELSEA PARK

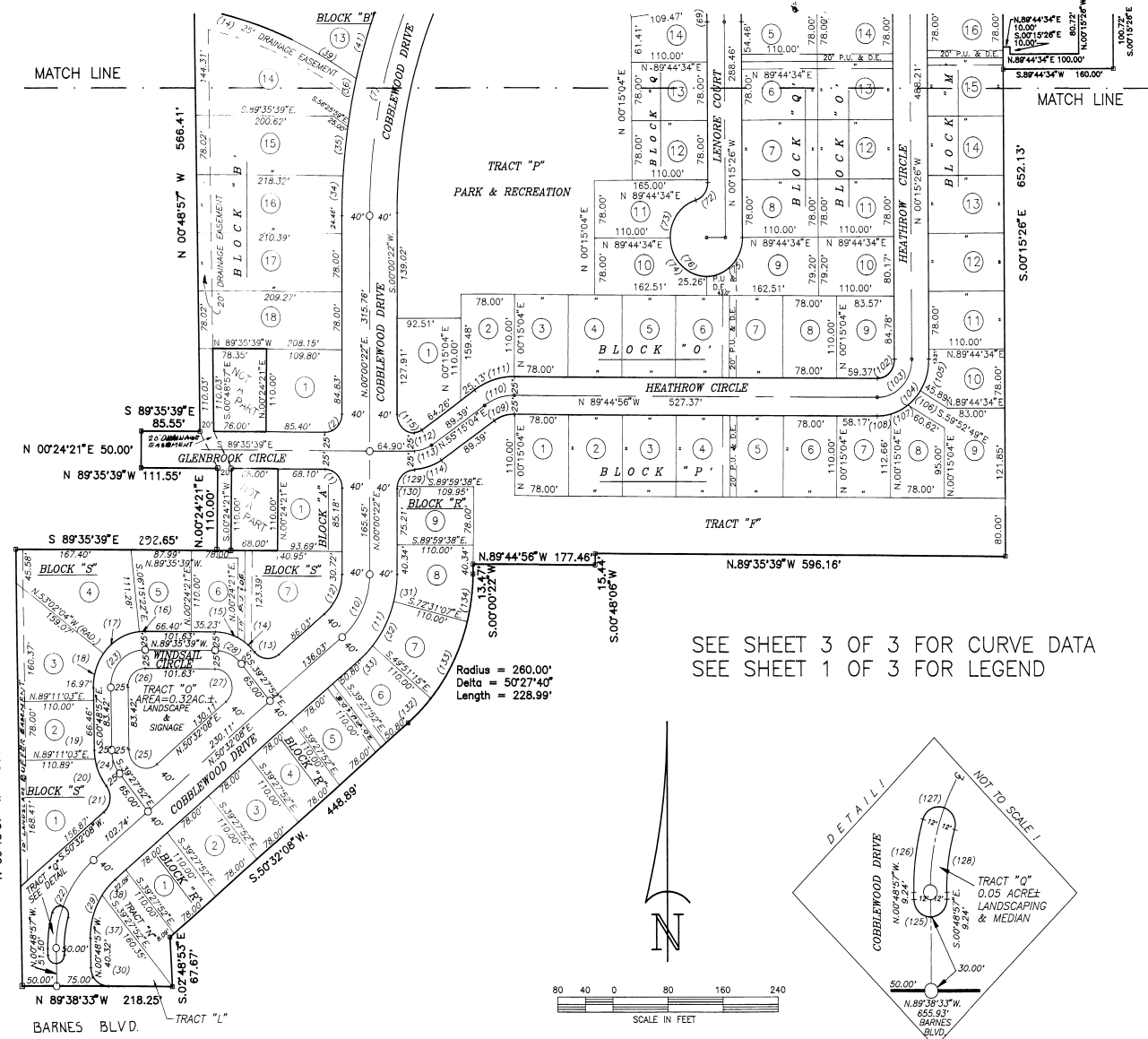
UNIT 1

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 36 EAST, IN THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA.

GENERAL NOTES:

- ALL STREETS SHALL BE PUBLIC STREETS MAINTAINED BY THE CITY OF ROCKLEDGE.
- THE FOLLOWING TRACTS ARE RESERVED FOR THE FOLLOWING USES:

TRACT #	USE
A	COMMON OPEN RECREATION SPACE AND IRRIGATION (2.97 Ac.)
B	STORMWATER MANAGEMENT (5.83 Ac.)
C	LANDSCAPING AND SIGNAGE AND IRRIGATION (0.18 Ac.)
D	LANDSCAPING AND SIGNAGE AND IRRIGATION (0.32 Ac.)
E	LANDSCAPING AND SIGNAGE AND IRRIGATION (0.15 Ac.)
F	PUBLIC LIFT STATION (0.14 Ac.)
G	COMMON OPEN RECREATION SPACE AND IRRIGATION
H	LANDSCAPING, MEDIAN AND SIGNAGE (0.05 Ac.)
I	STORMWATER MANAGEMENT (3.85 Ac.)
1	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.33 Ac.)
2	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.31 Ac.)
3	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (1.93 Ac.)
4	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.34 Ac.)
5	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.87 Ac.)
6	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.03 Ac.)
7	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.06 Ac.)
8	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.03 Ac.)
9	DRAINAGE CONVEYANCE, PUBLIC UTILITIES, ACCESS (0.13 Ac.)
- TRACTS P.G.L.O.F.Q.H. AND N ARE HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE CHELSEA PARK AT ROCKLEDGE HOMEOWNERS ASSOCIATION, INC. TRACT E IS DEDICATED TO THE CITY OF ROCKLEDGE.
- TRACTS G, I, 2, 3, 4, AND 5 SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- ALL ELECTRIC, GAS AND TELEPHONE UTILITIES SHALL BE UNDERGROUND.
- ALL LOTS SHALL HAVE A 7.5' EASEMENT ON EACH SIDE LOT LINE AND THE REAR LOT LINE FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. SIDE LOT EASEMENTS WILL CEASE TO EXIST WHEN TWO LOTS ARE DEEDED OR USED AS ONE LOT UNLESS A DRAINAGE STRUCTURE OR UTILITY IS PROVIDED IN THE EASEMENT. THE 7.5' REAR LOT EASEMENT SHALL NOT EXIST ON LOTS 1 AND 28 BLOCK D.
- ALL FRONT LOT LINES SHALL HAVE A 10' EASEMENT FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- ALL UTILITY EASEMENTS SHALL BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH EITHER THE FACILITIES 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.
- DRIVEWAY ACCESS TO BARNES BLVD. IS PROHIBITED FOR ANY RESIDENTIAL LOT.
- AN EASEMENT IS GRANTED TO THE CITY OF ROCKLEDGE AND OTHER PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE PURPOSES, AND EMERGENCY PURPOSES AND EGRESS OVER AND ACROSS TRACTS O.L.P.G.H.I.F.Q.1, 2, 3, 4 AND 5.
- ALL UTILITY EASEMENTS SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF FLORIDA POWER AND LIGHT ELECTRIC LINES, CITY GAS LINES, SOUTHERN BELL PHONE LINES, CABLE TELEVISION, CITY OF COOK WATER LINES AND CITY OF ROCKLEDGE WASTEWATER AND RECLAIMED WATER LINES. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- DRIVEWAY ACCESS TO COBBLEWOOD DRIVE IS PROHIBITED FOR THE FOLLOWING LOTS: BLOCK S LOTS 1 AND 7; BLOCK A LOTS 1 AND 22; BLOCK B LOTS 1 AND 15; BLOCK C LOTS 1 AND 37; BLOCK D LOTS 1 AND 28; BLOCK Q LOTS 1 AND 19; BLOCK Q LOTS 1 AND 17; BLOCK P LOT 21; BLOCK E LOT 1; BLOCK F LOT 1.
- THE DEVELOPER OF UNIT 1 SHALL ERECT A 7' HIGH MASONRY WALL ALONG THE WEST REAR LOT OF LOTS 1-4 BLOCK S, AS A CONDITION FOR THE ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS. NO PORTION OF THIS PLAT LIES IN A FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL NUMBER 12009C0365E, DATED APRIL 3, 1989. ALL OF CHELSEA PARK UNIT 1 LIES WITHIN ZONE "X".
- INSERT - WITH THE 10' LANDSCAPE BUFFER EASEMENT
- A 6" SOLID MASONRY WALL SHALL BE KEPT ON THE SOUTHERN PROPERTY LINE OF LOTS "P" AND A TREE PLANTING AS SHOWN ON CONSTRUCTION PLAN, MUST BE IN PLACE.



SEE SHEET 3 OF 3 FOR CURVE DATA
SEE SHEET 1 OF 3 FOR LEGEND