CHELSEA PARK
UNIT 3

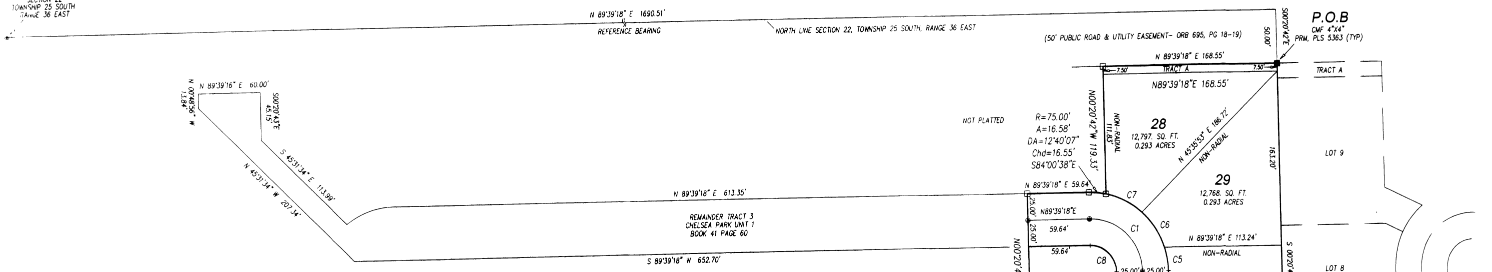
A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 36 EAST
IN THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA AND
A REPLAT OF A PORTION OF TRACT 3 , A POR..ION OF LOT 28 BLOCK D AND A PORTION OF A 20' DR..INAGE EASEMENT
CHELSEA PARK, UNIT 1 AS RECORDED IN PLAT BOOK 41 AT PAGE 60, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

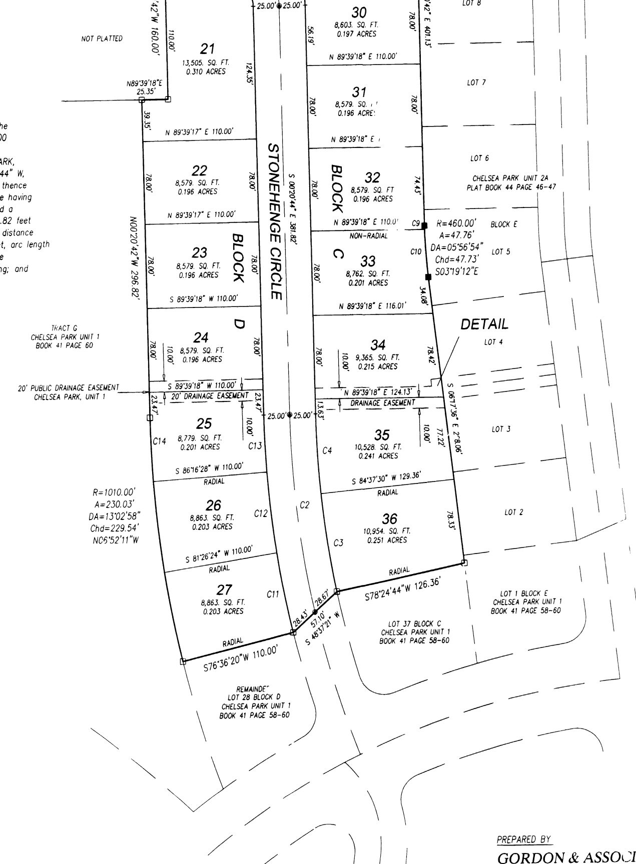
PLAT BOOK 44 PAGE 76

SHEET 1 OF 1

SECTION 28 TWP. 25 S., RANGE 36 E.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft





GENERAL NOTES:

1. ALL STREETS SHALL BE PUBLIC STREETS MAINTAINED BY THE CITY OF ROCKLEDGE
2. TRACT A IS RESERVED FOR DRAINAGE CONVEYANCE AND ACCESS AND SHALL BE OWNED AND MAINTAINED BY THE CHELSEA PARK HOME OWNERS ASSOCIATION.
3. ALL ELECTRIC, GAS AND TELEPHONE UTILITIES SHALL BE UNDERGROUND.
4. LOTS 28 THROUGH 36, BLOCK C SHALL HAVE A 7.5' EASEMENT ON EACH SIDE AND REAR LOT LINE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES UNLESS OTHERWISE SHOWN. LOTS 21 THROUGH 27 BLOCK D, SHALL HAVE A 7.5' EASEMENT ON EACH SIDE LOT LINE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES UNLESS OTHERWISE SHOWN. 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
5. ALL FRONT LOT LINES SHALL HAVE A 10' EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
6. 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
7. 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 COCOA WATER LINES AND THE CITY OF ROCKLEDGE WASTEWATER AND RECLAIMED WATER LINES.
8. THERE SHALL BE A 6' OPAQUE FENCE ERECTED WITHIN THE REAR 5' OF LOT 28, BLOCK D OF THIS SUBDIVISION FENCE NOT TO BE LOCATED IN TRACT "A"
9. ALL TRACTS SHALL HAVE A BLANKET PUBLIC UTILITY EASEMENT
10. NO PORTION OF THIS PLAT LIES IN A FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL NUMBER 12009C0365E, DATED 19 NOV 97. ALL OF CHELSEA PARK UNIT 3 LIES WITHIN FLOOD ZONE "X"
11. THERE SHALL BE NO REAR EASEMENTS ON LOTS 21 THROUGH 27. BLOCK D

LEGAL DESCRIPTION:

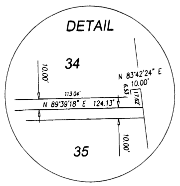
Commence at the Northwest corner of Section 22, Township 25 South, Range 36 East; thence N 89°39'18" E along the North Line of said Section 22, a distance of 1690.51 feet; thence S 00°20'42" E, a distance of 50.00 feet to the point of beginning; Thence S 00°20'42" E, a distance of 401.13 feet; thence along a curve having a radius of 460.00 feet, arc length of 47.76 feet, delta angle of 5°56'54", a chord bearing of S 03°19'12" E, and a chord length of 47.73 feet; thence S 06°17'36" E, a distance of 268.06 feet to the Northeast corner of lot 37 block C CHELSEA PARK, UNIT 1 as recorded in Plat Book 41, Page 58-60 of the Public Records of Brevard County, Florida; thence S 78°24'44" W, a distance of 126.36 feet to the Northwest corner of said lot 37; thence S 48°37'21" W, a distance of 57.10 feet; thence S 76°36'20" W, a distance of 110.00 feet; thence along the East line of tract G CHELSEA PARK, UNIT 1 and a curve having a radius of 1010.00 feet, arc length of 230.03 feet, delta angle of 13°02'58", a chord bearing of N 06°52'11" W, and a chord length of 229.54 feet; thence continue along the East line of said tract G N 00°20'42" W, a distance of 296.82 feet to the Northeast corner of said tract G; thence N 89°39'18" E, a distance of 25.35 feet; thence N 00°20'42" W, a distance of 160.00 feet; thence N 89°39'18" E, a distance of 59.64 feet; thence along a curve having a radius of 75.00 feet, arc length of 16.58 feet, delta angle of 12°40'07", a chord bearing of S 84°00'38" E, and a chord length of 16.55 feet; thence N 00°20'42" W, a distance of 119.33 feet; thence N 89°39'18" E, a distance of 168.55 feet to the point of beginning; and containing 4.436 acres.

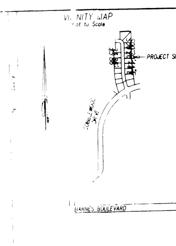
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00'	78.54'	89°59'58"	70.71'	N45°20'43"W
C2	875.00'	185.95'	12°10'34"	185.60'	S06°25'59"E
C3	850.00'	92.18'	06°12'48"	92.13'	S08°28'54"E
C4	850.00'	74.62'	05°01'48"	74.60'	S02°51'36"E
C5	75.00'	22.12'	16°53'59"	22.04'	N08°47'43"W
C6	75.00'	39.86'	30°26'53"	39.39'	N32°28'09"W
C7	75.00'	39.25'	29°59'00"	38.80'	N62°41'05"W
C8	25.00'	39.27'	89°59'58"	35.36'	N45°20'43"W
C9	460.00'	3.57'	00°26'41"	3.57'	S00°34'03"E
C10	460.00'	44.19'	05°30'13"	44.17'	S03°32'30"E
C11	900.00'	75.94'	04°50'04"	75.92'	S10°58'38"E
C12	900.00'	75.94'	04°50'04"	75.92'	S06°08'34"E
C13	900.00'	53.10'	03°22'50"	53.09'	S02°02'07"E
C14	1010.00'	59.59'	03°22'50"	59.58'	S02°02'07"E
C15	1010.00'	85.22'	04°50'04"	85.20'	S06°08'34"E
C16	1010.00'	85.22'	04°50'04"	85.20'	S10°58'38"E

LEGEND

- ■ = FOUND P.R.M. (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT STAMPED PRM PLS 5363
- ▫ = SET P.R.M. (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT STAMPED PRM PLS 5363
- ◉ = P.C.P. (PERMANENT CONTROL POINT) NAIL & DISK STAMPED PCP PLS 5363
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- SEC = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- CMF = CONCRETE MONUMENT FOUND





FOR DEED RESTRICTIONS SEE
O.R.B. 3992 PAGE 1651
O.R.B. ______ PAGE ______
O.R.B. ______ PAGE ______

FOR JOINDER IN DEDICATION SEE
O.R.B. 3992 PAGE 1649
O.R.B. ______ PAGE ______

"NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

PREPARED BY
GORDON & ASSOCIATES
LAND SURVEYORS, INC.
219 FORREST AVENUE
COCOA, FLORIDA 32922
(407)639-8171

DEDICATION

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

CHELSEA PARK, UNIT 3

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, drainage easements, utility easements and rights of way easements shown hereon to the perpetual use of the public, and The City of Rockledge, IN WITNESS WHEREOF, has caused these these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on

March 26, 1999

Chelsea Homes, Inc.

By Edgar L. Ball
President

Attest: E. L. Ball - vice president

Signed and sealed in the presence of: Don Griffin
DON GRIFFIN
Steve Capadery
STEVE CAPADERY
Edward Aruonio
EDWARD ARUONIO

STATE OF Florida COUNTY OF Brevard
THIS IS TO CERTIFY, That on ~~Edgar~~ March 26, 1999
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ________ Edgar L. Ball ________ and ________ respectively ________ Vice -President and ________ 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.

Sharon Marie Cherry
NOTARY PUBLIC
My Commission Expires 11-16-01

SEAL

CERTIFICATE OF APPROVAL BY MUNICIPALTY

THIS IS TO CERTIFY, that on April 7, 1999 the foregoing plat was approved by the City of Rockledge City Council.

John J. Oates
John J. Oates, Mayor
Betsie Beatty Moist
Betsie Beatty Moist, City clerk

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor and mapper, does does hereby certify that on 30 Dec 98 he completed the survey of the lands as shown in the foregoing plat; that said plat is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, and that Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Brevard County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended

Gordon and Associates
Land Surveyors, Inc.
L.B. No. 6446
219 Forrest Avenue
Cocoa, Fl. 32922

Earl K. Gordon
Earl K Gordon, P.S.M.
License No.5363
State of Florida

CERTIFICATE OF REVIEWING SURVEYOR FOR CITY OF ROCKLEDGE, FLORIDA

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

Robert M. Packard
Robert M. Packard, P.S.M.
Reg. Fla. Surveyor and Mapper No. 3867

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
April 8, 1999 at 9:44 AM
File No. 99069091

Sandy Crawford BY: ________, D.C.
Clerk of the Circuit Court
in and for Brevard County, FL