

CHELSEA PARK UNIT 5

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND A RESUBDIVISION OF A PORTION OF TRACT 5, CHELSEA PARK UNIT 1 PLAT BOOK 41 AT PAGES 58 THROUGH 60

THE CITY OF ROCKLEDGE
BREVARD COUNTY, FLORIDA

SCALE 1" = 100' MARCH 2001

SHEET 1 OF 2

GRAPHIC SCALE IN FEET 1" = 100'

GENERAL NOTES :

- ALL STREETS SHALL BE PUBLIC STREETS MAINTAINED BY THE CITY OF ROCKLEDGE.
- ALL ELECTRIC, GAS, CABLE TELEVISION AND TELEPHONE UTILITIES SHALL BE UNDERGROUND.
- THERE SHALL BE A 10.00 FOOT PUBLIC UTILITY EASEMENT ALONG ALL LOT BOUNDARIES ABUTTING AND ADJACENT TO ALL PUBLIC STREETS.
- THERE SHALL BE A 7.50 FOOT PUBLIC UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN HEREON. SAID SIDE LOT LINE EASEMENTS WILL CEASE TO EXIST WHEN TWO LOTS ARE DEEDED OR USED AS ONE BUILDING LOT, UNLESS A DRAINAGE STRUCTURE OR UTILITY IS PROVIDED IN THE EASEMENT.
- FOR THE PURPOSE OF THIS PLAT THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO FACILITIES OWNED BY FLORIDA POWER & LIGHT COMPANY, SOUTHERN BELL, CITY GAS COMPANY OF FLORIDA, COCOA UTILITIES DEPARTMENT AND THE CITY OF ROCKLEDGE UTILITIES DEPARTMENT.

GENERAL NOTES (CONT'D.) :

- THE DRAINAGE & UTILITY EASEMENTS PLATTED HEREUNDER MAY BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH SECTION 177.091, SUBSECTION (29), FLORIDA STATUTES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- TRACT F SHALL BE UTILIZED FOR LANDSCAPE, STORMWATER MANAGEMENT AND THE INSTALLATION OF A SCREENING WALL. TRACT F IS HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE CHELSEA PARK OF ROCKLEDGE HOMEOWNERS ASSOCIATION, INC.; TRACT F IS ALSO ENCUMBERED BY THAT STORMWATER DRAINAGE, DETENTION, IRRIGATION & OPEN SPACE RECREATIONAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3655 AT PAGE 63 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL TRACTS SHALL HAVE A BLANKET PUBLIC UTILITY EASEMENT.
- LOT 1, BLOCK M AND LOTS 1 AND 20, BLOCK N SHALL BE LIMITED TO ACCESS FROM BROOKCREST CIRCLE ONLY.
- TRACT "5" AS SHOWN ON THE PLAT OF CHELSEA PARK UNIT 1 AS RECORDED IN PLAT BOOK 41 AT PAGES 58 THROUGH 60 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA WAS RESERVED FOR DRAINAGE CONVEYANCE, PUBLIC UTILITIES AND ACCESS; OWNERSHIP WAS RETAINED BY THE DEVELOPER AND WAS DEDICATED AS A PUBLIC UTILITY, DRAINAGE AND INGRESS AND EGRESS EASEMENT; PORTIONS OF THIS TRACT HAVE BEEN INCORPORATED INTO THIS PLAT FOR ADDITIONAL USES SHOWN HEREON, NAMELY BROOKCREST CIRCLE AND AS A PUBLIC UTILITY AND DRAINAGE EASEMENT ON LOTS 6 AND 7, BLOCK M; AND SAID TRACT "5" IS HEREBY DEDICATED TO THE PUBLIC BY THIS PLAT.

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 5** hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, drainage easements and utility easements and other rights of way, and easements shown hereon for the perpetual use of the public.

IN WITNESS WHEREOF, they caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on May 11, 2001
By: Dennis Connors DENNIS CONNORS, VICE-PRESIDENT
CHELSEA HOMES, INC.
687 N. BISCAYNE DRIVE
MIAMI, FL 33169

Signed and sealed in the presence of:
Steve Gander
Doris Greiner

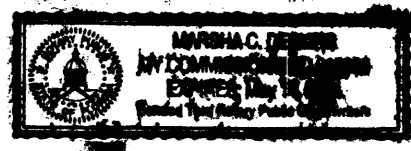
STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on May 11, 2001 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

DENNIS CONNORS
respectfully VICE-PRESIDENT of the above named Corporation incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Dedication and acknowledge the execution thereof to be his free act and deed as officer 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 hereunto set my hand and seal on the 11th day of May, 2001.

Myra C. Deskin
NOTARY PUBLIC
My Commission Expires 5-14-2004



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 14, 2001 he completed the survey of the lands 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 shown thereon as required by Chapters 177 & 472 Florida Statutes; and that permanent control points and lot corner monumentation according to Chapter 177.091 (9), Florida Statutes, will be set under the guarantees posted with the City of Rockledge for the required improvements.

David A. Deithorn
DEITHORN & ASSOCIATES, INC.
476 HIGHWAY A-1-A, SUITE 4B
SATELLITE BEACH, FLORIDA
LB 8445
Registration No. 2412 Dated: 11 MAY 01

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on May 16, 2001 the CITY OF ROCKLEDGE CITY COUNCIL approved the foregoing

Larry J. Schultz MAYOR
LARRY J. SCHULTZ
ATTEST: Betsy Beatty Moist CITY CLERK
BETSY BEATTY MOIST

CERTIFICATE OF REVIEWING SURVEYOR

FOR THE CITY OF ROCKLEDGE, FLORIDA
THIS IS TO CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Florida Statutes.

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

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.

ATTEST: _____
CHAIRMAN OF THE BOARD

CLERK OF THE BOARD

APPROVED _____
COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

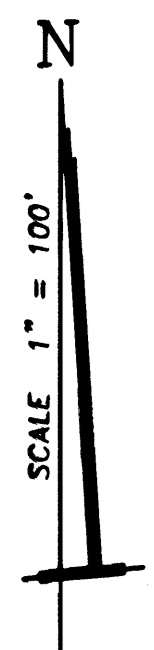
THIS IS TO CERTIFY, That on _____ the Zoning Commission of the above County approved the foregoing plat.

ATTEST: _____
PLANNING & ZONING DIRECTOR

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That _____ and find that it complies in form and substance with Chapter 177, Florida Statutes, and was filed to _____

at 11:23 AM on May 11, 2001
Scott Elliot
CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA



FOUND RAILROAD SPIKE NW CORNER SECTION 22 TOWNSHIP 25 SOUTH, RANGE 36 EAST

FOUND 2" IRON PIPE N 1/4 CORNER SECTION 22-25-36

FOUND 2" IRON PIPE NE CORNER SECTION 22-25-36

FOUND 2" IRON PIPE NW CORNER SECTION 22-25-36

FOUND 2" IRON PIPE NE CORNER SECTION 22-25-36

FOUND 2" IRON PIPE NW CORNER SECTION 22-25-36

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