

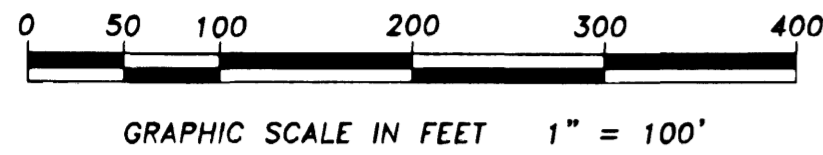
CHELSEA PARK UNIT 6

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

SCALE 1" = 100'

OCTOBER 2001

SHEET 1 OF 2



GRAPHIC SCALE IN FEET 1" = 100'

GENERAL NOTES :

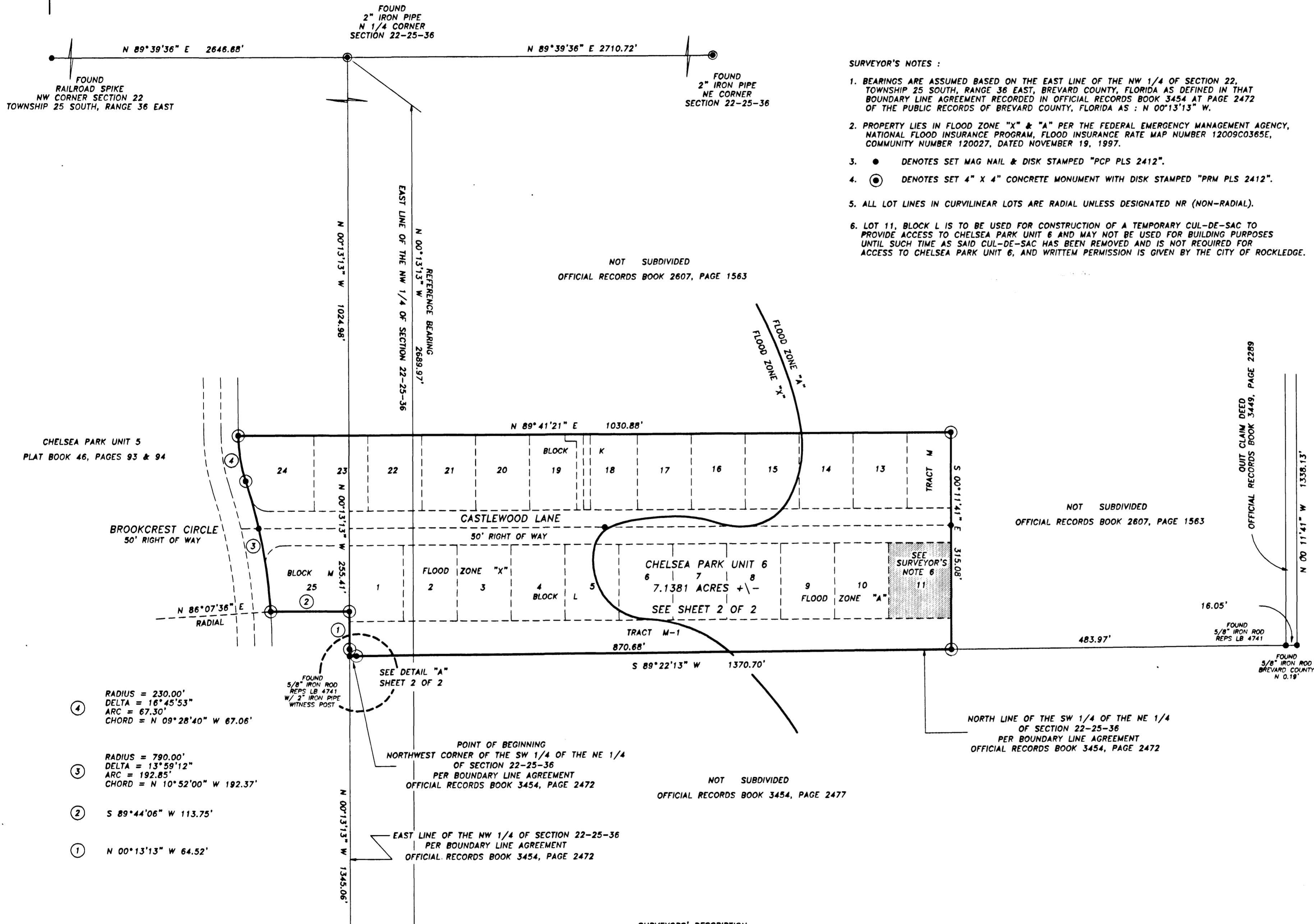
- ALL STREETS SHALL BE PUBLIC STREETS MAINTAINED BY THE CITY OF ROCKLEDGE.
- ALL ELECTRIC, GAS, CABLE TELEVISION AND TELEPHONE UTILITIES SHALL BE UNDERGROUND.
- THERE SHALL BE A 10.00 FOOT PUBLIC UTILITY EASEMENT ALONG ALL LOT BOUNDARIES ABUTTING AND ADJACENT TO ALL PUBLIC STREETS.
- THERE SHALL BE A 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.
- 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 (28), 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 M SHALL BE UTILIZED FOR SCRUB PRESERVATION; TRACT M-1 SHALL BE UTILIZED FOR DRAINAGE CONVEYANCE PURPOSES; SAID TRACTS M AND M-1 ARE HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE CHELSEA PARK OF ROCKLEDGE HOMEOWNERS ASSOCIATION, INC.

GENERAL NOTES (CONT'D.) :

- ALL TRACTS SHALL HAVE A BLANKET PUBLIC UTILITY EASEMENT.
- LOT 25, BLOCK M SHALL BE LIMITED TO ACCESS FROM BROOKCREST CIRCLE ONLY; LOT 24, BLOCK K SHALL BE LIMITED TO ACCESS FROM CASTLEWOOD LANE ONLY.
- THE CHELSEA PARK OF ROCKLEDGE HOMEOWNERS ASSOCIATION, INC. THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS HEREBY EXPRESSLY ASSUMES FULL RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND UPKEEP OF ANY AND ALL STORM WATER RETENTION AREAS AND DRAINAGE MAINTENANCE ACCESS EASEMENT/TRACTS IN THIS DEVELOPMENT "CHELSEA PARK, UNIT 6" AND THE CITY OF ROCKLEDGE HAS EXPRESSLY RENOUNCED ANY RESPONSIBILITY, DUTY OR LIABILITY ON THE PART OF SAID CITY FOR THE IMPROVEMENT, MAINTENANCE OR UPKEEP OF SAID STORM WATER RETENTION AREAS AND DRAINAGE MAINTENANCE ACCESS EASEMENT/TRACTS.
- DRAINAGE AND RETENTION EASEMENT TRACT J IDENTIFIED IN BREVARD COUNTY OFFICIAL RECORDS BOOK 4418, PAGE 0411 SHALL BE OWNED AND MAINTAINED BY THE CHELSEA PARK HOMEOWNER'S ASSOCIATION.
- FOR RESTRICTIONS, COVENANTS AND CONDITIONS SEE OFFICIAL RECORDS BOOK 4418, PAGE 0414.
- FOR RESTRICTIONS, COVENANTS AND CONDITIONS SEE OFFICIAL RECORDS BOOK 4418, PAGE 0428.
- FOR RESTRICTIONS, COVENANTS AND CONDITIONS SEE OFFICIAL RECORDS BOOK 4418, PAGE 0428.

SURVEYOR'S NOTES :

- BEARINGS ARE ASSUMED BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AS DEFINED IN THAT BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3454 AT PAGE 2472 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AS : N 00°13'13" W.
- PROPERTY LIES IN FLOOD ZONE "X" & "A" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12009C0365E, COMMUNITY NUMBER 120027, DATED NOVEMBER 19, 1997.
- DENOTES SET MAG NAIL & DISK STAMPED "PCP PLS 2412".
- ⊙ DENOTES SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM PLS 2412".
- ALL LOT LINES IN CURVILINEAR LOTS ARE RADIAL UNLESS DESIGNATED NR (NON-RADIAL).
- LOT 11, BLOCK L IS TO BE USED FOR CONSTRUCTION OF A TEMPORARY CUL-DE-SAC TO PROVIDE ACCESS TO CHELSEA PARK UNIT 6 AND MAY NOT BE USED FOR BUILDING PURPOSES UNTIL SUCH TIME AS SAID CUL-DE-SAC HAS BEEN REMOVED AND IS NOT REQUIRED FOR ACCESS TO CHELSEA PARK UNIT 6, AND WRITTEN PERMISSION IS GIVEN BY THE CITY OF ROCKLEDGE.



CHELSEA PARK UNIT 5 PLAT BOOK 46, PAGES 93 & 94

BROOKCREST CIRCLE 50' RIGHT OF WAY

CASTLEWOOD LANE 50' RIGHT OF WAY

① RADIUS = 230.00'
DELTA = 16°45'53"
ARC = 67.30'
CHORD = N 09°28'40" W 67.06'

③ RADIUS = 790.00'
DELTA = 13°59'12"
ARC = 192.85'
CHORD = N 10°52'00" W 192.37'

② S 89°44'06" W 113.75'

① N 00°13'13" W 64.52'

POINT OF BEGINNING
NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22-25-36
PER BOUNDARY LINE AGREEMENT
OFFICIAL RECORDS BOOK 3454, PAGE 2472

NOT SUBDIVIDED
OFFICIAL RECORDS BOOK 3454, PAGE 2477

EAST LINE OF THE NW 1/4 OF SECTION 22-25-36
PER BOUNDARY LINE AGREEMENT
OFFICIAL RECORDS BOOK 3454, PAGE 2472

SURVEYORS' DESCRIPTION

A PORTION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT AT THE CENTER OF SAID SECTION 22 AS DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3454 AT PAGE 2472 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 00 DEGREES 13'13" W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3454 AT PAGE 2472, 1345.06 FEET TO THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22, AS DESCRIBED IN SAID BOUNDARY LINE AGREEMENT; THENCE CONTINUE N 00 DEGREES 13'13" W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 64.52 FEET; THENCE S 89 DEGREES 44'06" W, 113.75 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 790.00 FEET, SAID POINT BEARS N 86 DEGREES 07'36" E FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 59'12", 192.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET; THENCE CONTINUE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 45'53", 67.30 FEET TO A POINT; THENCE N 89 DEGREES 41'21" E, 1030.88 FEET TO A POINT; THENCE S 00 DEGREES 11'41" E, 315.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, AS DESCRIBED IN SAID BOUNDARY LINE AGREEMENT; THENCE S 89 DEGREES 22'13" W, ALONG SAID NORTH LINE, 870.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.1381 ACRES MORE OR LESS.

NOTICE :
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

DEITHORN & ASSOCIATES, INC.
476 HIGHWAY A-1-A SUITE 4B SATELLITE BEACH, FL 32937
(321) 779-8681 FAX (321) 779-8673

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 6

hereby dedicates said land and plot 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 to the perpetual use of the public.

IN WITNESS WHEREOF, I, as caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on

BY: *Norman Urban*
DENNIS CONNORS, VICE-PRESIDENT
ATTEST: *Norman Urban*
NORMAN URBAN

Signed and sealed in the presence of:
Don J. Kelly, Don Griffin, Margaret L. Daly

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on November 8, 2001, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

DENNIS CONNORS and _____

respectfully 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 acknowledge the execution thereof to be their free act and deed as 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 hereunto set my hand and seal on the above date.

Margaret C. Diskin
NOTARY PUBLIC
My Commission Expires 5-14-04

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on AUGUST 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 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 6445

David A. Deithorn Registration No. 2412 Dated: 7 NOV 01

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on November 21, 2001 the _____ the _____ approved the foregoing plat:

Larry L. Schmitt MAYOR
Betsy Beatty Moist CITY CLERK

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 RECORDING

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for recording on Nov 21, 2001 at 2:17 PM in BOOK 47 PAGE 52

Steph...
CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA

