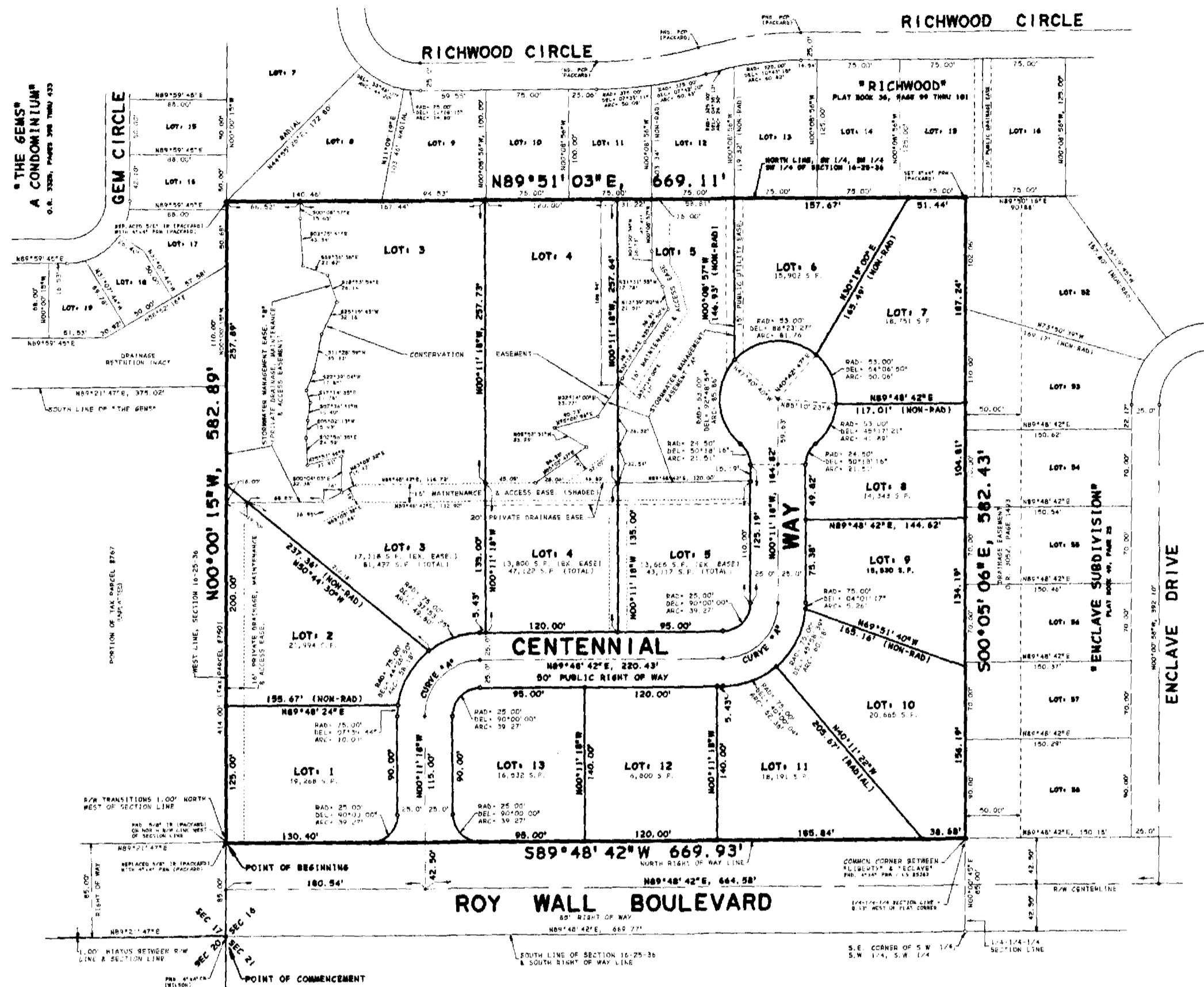


# LIBERTY SUBDIVISION

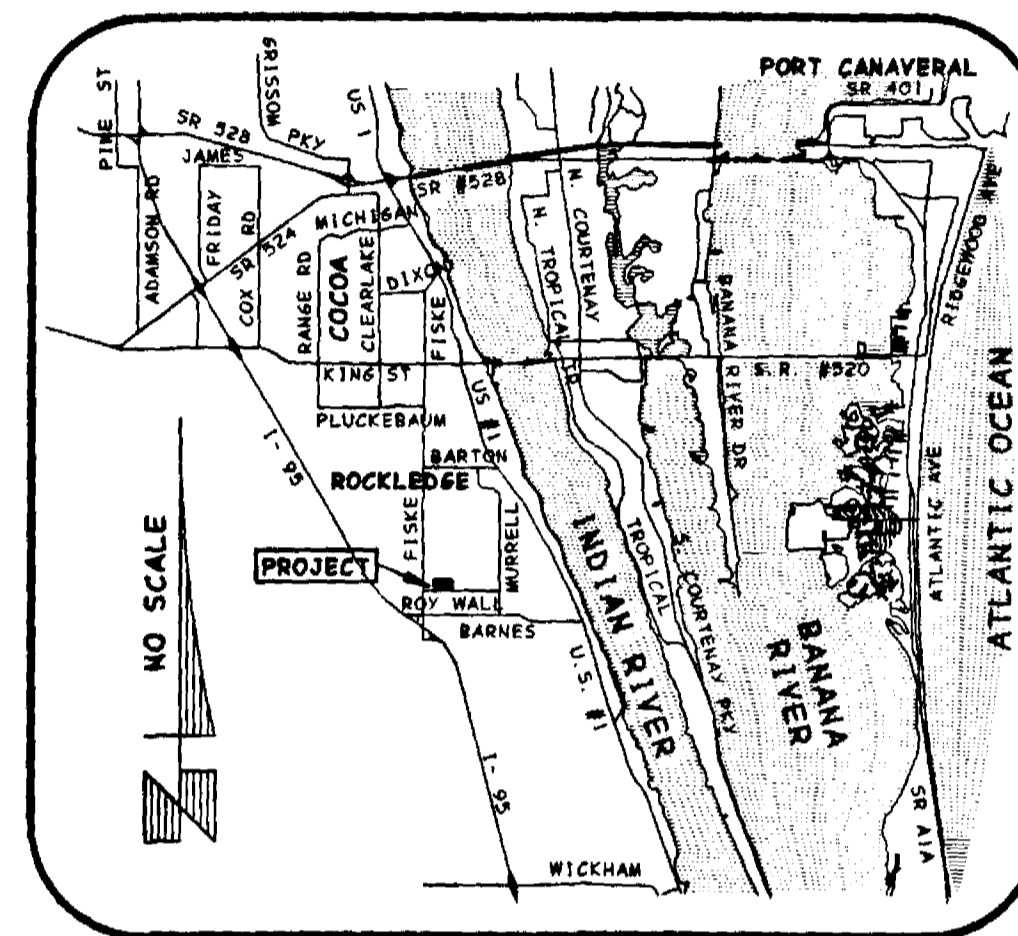
A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA.

### PLAT DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT (WILSON), WHICH MARKS THE SOUTHWEST CORNER OF SAID SECTION 16, AND RUN N.00°00'15"W., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 85.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROY WALL BOULEVARD, THE POINT OF BEGINNING; THENCE CONTINUE N.00°00'15"W., ALONG SAID WEST LINE, A DISTANCE OF 582.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID POINT BEING THE SOUTHWEST CORNER OF "RICHWOOD", RECORDED IN PLAT BOOK 36, PAGES 99 THRU 101 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.89°51'03"E., ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 669.11 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF "ENCLAVE SUBDIVISION", RECORDED IN PLAT BOOK 49, PAGE 25 OF SAID PUBLIC RECORDS; THENCE S.00°05'06"E., ALONG SAID EXTENSION AND SAID WEST LINE, A DISTANCE OF 582.43 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF ROY WALL BOULEVARD; THENCE S.89°48'42"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 669.93 FEET TO THE POINT OF BEGINNING; CONTAINING 8.955 ACRES.



KEY MAP



VICINITY MAP

SCALE: 1" = 100'

### SURVEYOR'S NOTES:

- - INDICATES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENTS WITH BRASS DISKS (STAMPED "PRM / PACKARD / LS #3867"), UNLESS OTHERWISE NOTED.
  - - INDICATES BRASS DISK PERMANENT CONTROL POINTS TO BE SET IN ACCORDANCE WITH BONDS ESTABLISHED WITH THE CITY OF ROCKLEDGE (STAMPED "PCP / PACKARD / LS #3867").
  - - INDICATES POINTS OF CURVATURE, POINTS OF TANGENCY AND / OR OTHER POINTS REQUIRING CLARITY OR DEFINITION.
- 1.) THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE ADJACENT SUBDIVISION PLAT OF "RICHWOOD", RECORDED IN PLAT BOOK 36, PAGES 99 THRU 101. SPECIFICALLY, THE SOUTH LINE OF SAID SUBDIVISION = A BEARING OF N.89°51'03"E.
  - 2.) AN EASEMENT 10 FEET IN WIDTH IS HEREBY DEDICATED ALONG THE FRONT OF ALL LOTS AND TRACTS COINCIDENT WITH AND ADJACENT TO THE RIGHT OF WAY OF LIBERTY DRIVE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES.
  - 3.) THE DRAINAGE EASEMENTS DEPICTED ARE PRIVATE AND HEREBY DEDICATED TO THE LIBERTY SUBDIVISION HOMEOWNERS ASSOCIATION. MAINTENANCE AND OPERATION OF THESE PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, RESERVING, HOWEVER, UNTO THE CITY OF ROCKLEDGE, AN EASEMENT FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE OVER ALL PRIVATE DRAINAGE EASEMENTS AND TRACTS.
  - 4.) THE 5 FOOT PRIVATE SCREENING EASEMENT IS HEREBY DEDICATED TO THE LIBERTY SUBDIVISION HOMEOWNER'S ASSOCIATION. MAINTENANCE AND OPERATION OF THIS EASEMENT AND ANY FACILITIES LOCATED THEREIN IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
  - 5.) THE "CONSERVATION EASEMENT" IS HEREBY DEDICATED TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
  - 6.) THE 16 FOOT WIDE MAINTENANCE ACCESS EASEMENTS ARE PRIVATE AND HEREBY DEDICATED TO THE LIBERTY SUBDIVISION HOMEOWNERS ASSOCIATION AND THE CITY OF ROCKLEDGE FOR EMERGENCY ACCESS AND MAINTENANCE.
  - 7.) STORMWATER MANAGEMENT EASEMENTS "A" AND "B" ARE PRIVATE AND HEREBY DEDICATED TO THE LIBERTY SUBDIVISION HOMEOWNERS ASSOCIATION FOR PURPOSES OF DRAINAGE RETENTION AND DRAINAGE CONVEYANCE. MAINTENANCE AND OPERATION OF THESE TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - 8.) PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL BE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY FACILITIES AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.

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 PLAT.

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

### JOINERS / COVENANTS / RESTRICTIONS:

O.R. 5091, PAGE 0127  
 O.R. \_\_\_\_\_, PAGE \_\_\_\_\_  
 O.R. \_\_\_\_\_, PAGE \_\_\_\_\_

### LEGEND OF ABBREVIATIONS:

RAD = RADIUS	EASE = EASEMENT
DEL = DELTA (CENTRAL ANGLE)	S.F. = SQUARE FEET
ARC = CURVE LENGTH	AC. = ACRES
TAN = TANGENT	FND = FOUND
BR6 = BEARING (CHORD)	CF = CURVE NUMBER
CHD = CHORD	L# = LINE NUMBER
PI = POINT OF INTERSECTION	R/W = RIGHT OF WAY
POL = POINT ON LINE	NON-RAD = NON-RADIAL
PC = POINT OF CURVATURE	MEAS = MEASURED
PT = POINT OF TANGENCY	IR = IRON ROD
RAD PT = RADIUS POINT	CM = CONCRETE MONUMENT
O.R. = OFFICIAL RECORDS	ID = IDENTIFICATION
P6. = PAGE	PRM = PERMANENT REFERENCE MONUMENT
DRAIN = DRAINAGE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

### LIBERTY SUBDIVISION

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL ROADS, STREETS, THOROUGHFARES, UTILITY EASEMENTS, OTHER RIGHTS OF WAY AND EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF ROCKLEDGE (SUBJECT TO NOTES HEREON).

IN WITNESS WHEREOF, THE UNDERSIGNED HERETO SET THEIR HANDS AND SEALS:

DATE: 9/30/03

BY: Nick N. Rahal Melissa M. Rahal  
 LIBERTY DEVELOPMENT OF BREVARD, LLC  
 1209 U.S. HIGHWAY #1  
 ROCKLEDGE, FL 32955  
 NICK N. RAHAL, OPERATING MANAGER  
 MELISSA M. RAHAL, SECRETARY

SIGNED AND SEALED IN THE PRESENCE OF:

Michael J. Joppa Norman Urban  
Don Griffin Norman Urban  
Norman Urban

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON September 30, 2003 BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

NICK N. RAHAL & MELISSA M. RAHAL

RESPECTIVELY AS MANAGER AND SECRETARY 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 TO 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 SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: Betsy Beatty Moist  
 Betsy Beatty Moist  
 JETSY BEATTY MOIST  
 COMMISSION # CC 98808  
 EXPIRES: January 15, 2006  
 Renew This Year Public Notary

MY COMMISSION EXPIRES:

### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON AUGUST 20, 2003, HE COMPLETED THE SURVEY OF THE LANDS SHOWN ON 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 CITY OF ROCKLEDGE, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATE: 9/22/03

ROBERT M. PACKARD, PSM  
 REGISTERED FLORIDA SURVEYOR & MAPPER #3867  
 FOR: R.M. PACKARD & ASSOC., INC.  
 1013 ROCKLEDGE DRIVE  
 ROCKLEDGE, FLORIDA 32955  
 TEL: (321) 632-6335  
 FLORIDA CORPORATE CERTIFICATE #6649

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON October 15, 2003 THE CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA APPROVED THE FOREGOING PLAT.

VICEMAYOR: E. Georgia Phillips  
 LARRY L. SCHULTE, E. Georgia Phillips  
 ATTEST: Betsy Beatty Moist  
 BETSY BEATTY MOIST, CITY CLERK

### CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF ROCKLEDGE

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

Susan Jackson  
 SUSAN E. JACKSON, PLS  
 REGISTERED FLORIDA SURVEYOR & MAPPER #4637  
 9/26/03

### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES, IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON:

10/16/2003 AT 2:57 PM FILE NO. 2003328063  
Sally Ellis Deputy Clerk  
 CLERK OF CIRCUIT COURT  
 IN AND FOR BREVARD COUNTY, FLORIDA



