BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: July 19, 2006
Bulk Item: Yes X No ___

Division: Growth Management
Department: Planning & Environmental Res.
Staff Contact Person: Clarence Feagin, AICP

AGENDA ITEM WORDING:
Rockland Operations LLC is requesting FINAL PLAT APPROVAL for the subdivision of land involving less than five (5) lots on property located north of US 1 at an old quarry site on Rockland Key, Monroe County, Florida, at approximate Mile Marker 9, having Real Estate Number: 00122080-000100. Pursuant to Monroe County Code Section 9.5-84 this matter is placed on the consent agenda and shall become final unless removed by the affirmative vote of three (3) members of the BOCC.

ITEM BACKGROUND:
The City of Key West desires to purchase land from Rockland Operations LLC to construct a solid waste transfer station. However, pursuant to Section 9.5-69(a)(1) MCC approval of a plat is required before the County can issue any permits on this site. Therefore, Rockland Operation LLC has applied for plat approval in conjunction with The City of Key West's application for a Major Conditional Use permit to construct the transfer station. Nevertheless, pursuant to Section 9.5-69(a)(1) The Major Conditional Use permit for the transfer station will not become effective until the Final Plat is approved by the Board of County Commissioners.

PREVIOUS RELEVANT BOCC ACTION:
None.

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Approval

TOTAL COST: N/A **BUDGETED:** Yes ___ No ___

COST TO COUNTY: N/A **SOURCE OF FUNDS:** ___

REVENUE PRODUCING: Yes ___ No ___ **AMOUNT PER MONTH** ___ **Year** ___

APPROVED BY: County Atty X OMB/Purchasing ___ Risk Management ___

DIVISION DIRECTOR APPROVAL: July 6, 2006
Ty Symroski

DOCUMENTATION: Included X Not Required ___

DISPOSITION: ___ **AGENDA ITEM #** ___

RESOLUTION NO._____

A RESOLUTION BY THE MONROE BOARD OF COUNTY COMMISSIONERS GRANTING FINAL PLAT APPROVAL FOR THE SUBDIVISION OF LAND INTO THREE (3) LOTS, TO BE KNOWN AS "ROCKLAND INDUSTRIAL PARK", A PORTION OF GOVERNMENT LOT 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, FLORIDA, HAVING REAL ESTATE NUMBER 00122080-000100.

WHEREAS, the Development Review Committee met on June 13, 2006 to review Rockland Operations LLC's Application for Final Plat Approval for conformity with the substantive and procedural requirements of the land development regulations, and unanimously recommended approval with conditions (Sections 1 through 4 below), and

WHEREAS, pursuant to Monroe County Code Section 9.5-84 the procedure for approving final plats involving fewer than five (5) lots that have been approved by the development review committee is to place the final plat on the consent (bulk) agenda of the next regularly scheduled meeting of the board of county commissioners, which shall become effective unless removed by the affirmative vote of three (3) members of the board,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Monroe County, Florida, that:

SECTION 1: The final approved plat signed and sealed by professional land surveyor and engineer Freederick H Hildebrandt, PE, and dated June 06, 2006 shall be recorded pursuant to Section 9.5-91 of the LDRs.

SECTION 2: All public or private infrastructure improvements shall be guaranteed as per the specifications of Section 9.5-85 of the LDRs, and such guarantees shall be approved by the County Engineer, the County Attorney, and the Director of Planning after final plat approval, and prior to issuance of permits to construct infrastructure. All infrastructure shall be completed within two (2) years of final plat approval.

SECTION 3: Provisions for limitations as to County maintenance shall be approved by the County engineer and County attorney pursuant to Section 9.5-89 of the LDRs.

SECTION 4: A complete set of building plans will be required for each platted lot as it is developed and subject to review by all relevant

permitting or review agencies including, but not limited to, FKAA, Fire Marshal, Keys Energy Services, Department of Health, Florida Department of Environmental Protection, South Florida Water Management District, County Engineer, County Traffic Engineer, and reviewed by Staff for compliance with the Monroe County Code.

PASSED AND ADOPTED, by the Board of County Commissioners of Monroe County, Florida at a regular meeting of said Board on the 19th day of July, A.D., 2006.

Mayor Charles "Sonny" McCoy _____
Mayor Pro Tem Dixie M. Spehar _____
Commissioner Glenn Patton _____
Commissioner George Neugent _____
Commissioner David Rice _____

(SEAL)

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

ATTEST: Danny L. Kolhage, CLERK

By: _____

Deputy Clerk

By: _____

Mayor Dixie M. Spehar

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 7/18/06

STAFF REPORT

TO: Monroe County Board of County Commissioners

FROM: Clarence Feagin, Ph.D., AICP, Sr. Planner

DATE: May 16, 2006

RE: **Final Plat Approval**
Toppino Quarry Site on Rockland Key

DEVELOPMENT REVIEW COMMITTEE MEETING DATE: July 19, 2006

I REQUEST:

A) Applicant: Rockland Operations, LLC
PO Box 787
Key West, FL 33041

Agent: James T. Hendrick, Esq.
317 Whitehead Street
Key West FL 33040

B) Proposed Use and Size:

Industrial Use

Total acreage under review: 18.68 acres
Proposed number of lots: 3
Proposed average size of lots: 4 acres
Proposed minimum lot size: - 4 acres

C) Plans Reviewed

Plat prepared sealed and signed by Frederick H.Hildebrandt.
Date Prepared: June 06, 2006

Boundary Survey prepared by J. Lynn O'Flynn, Inc.
Not signed, dated, or sealed

Utility Plan (Electric and Water Details) prepared and signed by Frederick H.Hildebrandt.
Date Prepared: June 06, 2006

Road cross section drawing prepared and signed by Frederick H. Hildebrandt.
Date Prepared: February 06, 2006

D) Location

Mile Marker 9, Rockland Key, quarry site North of US 1.

Legal description

21 67 26 ROCKLAND KEY PT LOTS 5-6 & 7 & ADJ PARCEL OR1580-1638/40 OR2072-1706/1707Q/C

II BACKROUND INFORMATION:

A) Land Use Designations

Future Land Use Map designation: Industrial District (I).

Land Use District: Industrial (I)

B) Environmental Conditions

Existing Conditions Map: 740 Disturbed

Flood Zone: AE-10

C) Community Character

The Rockland Operations LLC property is bounded by industrial uses to the East, West, North, and South.

Naval Air Station Key West is adjacent on the South side of US Highway 1. The subject property is located in the Accident Potential Zone C of the Naval Air Station, which has the potential for High Noise Impact according to the Air Installations Compatible Use Zones (AICUZ) map. Residential use is prohibited. Industrial land use is not restricted in this Zone.

III STAF REVIEW:

A) Intensity and Open Space Requirements

Based on Section 9.5-269, Industrial land use has the following floor area ratio's and OSR's;

Type of Industrial Use	F.A.R.	O.S.R.
Light Industry	.4	20%
Heavy Industry	.25	20%
Public Buildings and Uses	.4	20%
Restaurants	.3	20%
Offices	.4	20%
Commercial Fishing	.4	20%

B) INFRASTRUCTURE

1) WATER

Letters of Coordination were not received from:

a) *The Florida Keys Aqueduct Authority (FKAA),*

However, a complete set of building plans will be required for each platted lot as it is developed, in order to determine meter size and adequacy of capacity for each project.

b) *Office of the Fire Marshall, Monroe County,*

However, a complete set of building plans will be required for each platted lot as it is developed, in order to determine compliance with the Monroe County Code.

2) ELECTRICITY

A coordination letter from Keys Energy Systems was not received by the Department.

However, a complete set of building plans will be required for each platted lot as it is developed, in order to determine adequacy of capacity for each project.

3) SEWER

A coordination letter from the Florida Department of Health and the Florida Keys Aqueduct Authority was not received by the Department.

However, the responsibility of sewage treatment will be on individual lot purchasers and will be provided for each platted lot as it is developed, or connected to a central waste water treatment facility when available.

4) DRAINAGE

A coordination letter from the Florida Department of Environmental Protection or the South Florida Water Management District Authority was not received by the Department.

The applicant has not provided a master storm water management plan for subdivisions pursuant to Section 9.5-293(f)(2)c.

However, the responsibility of meeting concurrency requirements for storm water management will be on individual lot purchasers or developers. Storm water management will be provided by individual on-site collection, conveyance, and treatment systems for each platted lot as it is developed. The storm water management plans that accompany the road improvements can be reviewed and approved as part of the building permit process.

5) STREETS

Roads will be for private, not public use, and will not be dedicated to the public. The roads will be provided by an easement with access from each lot to US 1.

A coordination letter from the Monroe County Engineer was received by the Department.

The applicant has provided a road plan.

The applicant has provided the construction cost for private infrastructure so that the amount of financial guarantee can be calculated.

CURBS AND GUTTERS

The applicant is not proposing curbs or gutters.

6) EASEMENTS

Easements for public infrastructure such as roads, drainage and utility lines, for example, are provided on the plat pursuant to Sections 9.5-88, 9.5-90, and 9.5-297 of the Monroe County Code.

7) LOTS

All lots are buildable and meet or exceed minimum size requirements.

8) SETBACKS

A complete set of building plans will be required for each platted lot as it is developed, in order to ensure compliance with minimum yard requirements.

10.) TRAFFIC ANALYSIS

As each lot is developed a traffic impact analysis shall be submitted by a qualified engineer and reviewed by the County's traffic engineer for concurrency, vehicle maneuverability, and traffic safety.

11) SIDEWALKS

The applicant is not proposing sidewalks.

12) IMPROVEMENT GUARANTEES

Improvement guarantees assure the installation of all required and conditioned improvements as part of final plat approval. Unless the owner can show that certain costs have already been paid, the applicant shall guarantee the following minimum amounts;

a. Construction costs
i. 130 percent of the estimated construction cost approved by the County, or
ii. 10 percent of a binding contract with a contractor qualified for the proposed work.
b. Owner's engineering and platting cost.
c. County engineering and inspection costs.
d. Preacceptance maintenance cost (10% of the construction cost).
e. Damage and nuisance guarantee (5% of the construction cost).

The form and amount shall be approved by the County Attorney.

The costs may be reviewed periodically for accuracy and are subject to adjustment upward or downward based on existing economic conditions at the time.

One of the following forms of guarantee shall be submitted to the Board of County Commissioners (BOCC) as part of an application for final plat approval;

- Cash escrow,
- Letter of Credit,
- Surety Bond.

The applicant provided the following cost estimates

	Unit	Estimated Construction Cost	Completion Dates
Construction Cost		$200,000	12/31/2006
TYPEOF IMPROVEMENTS			
Street Grading			
Street Base			
Street Paving		200,000 inclusive	
Curbs			
Sidewalks			
Storm sewer facilities		To be installed by City of Key West	
Street name Signs			
Survey monuments and boxes			
Trunk Lines			
Mains			
Sewer Connection			
Water mains			
Water Supply			
Fire hydrants			
Street Lights			
TOTAL COST		$200,000	

13.) TOTAL COST OF IMPROVEMENTS FOR WHICH GUARANTEES WILL BE REQUIRED (AS PROPOSED, SUBJECT TO REVIEW BY THE COUNTY ATTORNEY):

Construction costs;

a.	130 percent of the estimated construction cost	$260,000.00
b.	Owner's engineering and platting cost	0.00
c.	County engineering and inspection costs.	0.00
d.	Pre-acceptance maintenance cost (10% of the construction cost)	20,000.00
e.	Damage and nuisance guarantee (5% of the construction cost)	10,000.00
	Total	$290,000.00

IV RECOMMENDATION:

The Planning Staff recommends **FINAL PLAT APPROVAL** subject to the following conditions:

1.) The final approved plat shall be recorded pursuant to Section 9.5-91 of the LDRs.

2.) All public or private infrastructure improvements shall be guaranteed as per the specifications of Section 9.5-85 of the LDRs, and such guarantees shall be approved by the County Engineer, the County Attorney, and the Director of Planning after final plat approval, and prior to issuance of permits to construct infrastructure. All infrastructure shall be completed within two (2) years of final plat approval.

3.) Provisions for limitations as to County maintenance shall be approved by the County engineer and County attorney pursuant to Section 9.5-89 of the LDRs.

4.) A complete set of building plans will be required for each platted lot as it is developed and subject to review by all relevant permitting or review agencies, including but not limited to FKAA, Fire Marshal, Keys Energy, Department of Health, Florida Department of Environmental Protection, South Florida Water Management District, County Engineer, Traffic Engineer and reviewed by Staff for compliance with Monroe County Code.

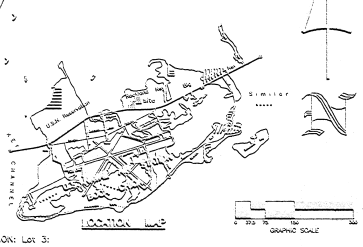
ROCKLAND INDUSTRIAL PARK

A PORTION OF GOVERNMENT LOT 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST

ROCKLAND KEY, FLORIDA

Frederick H. Hildebrandt
Engineer Surveyor
3152 Northside Drive
Key West, Florida

July 2006



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: That Rockland Operations LLC. owner of the land shown hereon as Rockland Industrial Park, a portion of Government Lots, Section 21, Township 67 South, Range 26 East.

LEGAL DESCRIPTION (Parcel H H):

A parcel of land in a part of Government Lots 5 & 6, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows: Commence at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence NORTH for a distance of 29.30 feet; thence WEST for 1840.50 feet to the Point of Beginning; thence continue WEST, a distance of 413.13 feet; thence NORTH , a distance of 40.00 feet; thence EAST, a distance of 5.14 feet; thence NORTH, a distance of 375.00 feet; thence WEST , a distance of 415.00 feet; thence NORTH , a distance of 739.96 feet; thence East along a line lying 2000.00 feet Northerly of and parallel with the South line of Section 21 for 1110.53 feet; thence S.27°00'00"E., a distance of 73.48 feet; thence WEST., a distance of 437.79 feet; thence S.06°07'26"E., a distance of 1095.81 feet to the Point of Beginning.

Parcel contains 734,737 square feet or 16.87 acres, more or less.

LEGAL DESCRIPTION: 30' ROAD/UTILITY EASEMENT:

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North for a distance of 29.30 feet; thence West for 1612.09 feet; thence North for a distance of 40.00 feet; thence West along a North boundary line of an existing 40 foot easement as described in Official Record Book 1646 at Page 12, of the Public Records of Monroe County, Florida for a distance of 264.74 feet to the Point of Beginning of said Easement; thence continue West along the North boundary line of said 40 foot easement, for a distance of 80.00 feet; thence North for a distance of 754.54 feet to a curve, concave to the Southwest and having a radius of 80 feet, and a central angle of 90°00'; thence Northwesterly and along the said curve for an arc length of 125.66 feet to the end of said curve; thence West for a distance of 243.66 feet; thence North for a distance of 30.00 feet; thence East for a distance of 243.66 feet to a curve, concave to the Southwest and having a radius of 110.0 feet, and a central angle 90°00'; thence Southeasterly and along the said curve for an arc length of 172.79 feet to the end of said curve; thence South for a distance of 754.58 feet to a curve, concave to the Northeast and having a radius of 50.0 feet, and a central angle of 90°00'; thence Southeasterly and along the said curve for an arc length of 78.54 feet back to the North boundary line of said 40 foot easement and the Point of Beginning.
Contains 34,961 square feet or 0.80 acres, more or less.

LEGAL DESCRIPTION: LOT 1

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North a distance of 29.30 feet; thence West for 2663.49 feet; thence North for a distance of 415.00 feet to the Point of Beginning, said point also being the Northwest corner of the lands described in Official Record Book 1646 at Pages 1 thru 2; of the Public Records of Monroe County, Florida; thence continue North for a distance of 489.58 feet; thence East for a distance of 383.00 feet; thence South for a distance of 300.58 feet; thence West for a distance of 69.00 feet; thence South for a distance of 189.00 feet to the North Boundary line of the said lands described in Official Record Book 1646 at Pages 1 thru 2; thence West and along the North boundary line of said lands for a distance of 314.00 feet back to the Point of Beginning.
Contains 174,468 square feet or 4.01 acres, more or less.

LEGAL DESCRIPTION: LOT 2

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North a distance of 29.30 feet; thence West for 2663.49 feet; thence North for a distance of 904.58 feet to the Point of Beginning, thence continue North for a distance of 250.38 feet; thence East for a distance of 1110.53 feet; thence S 27°00' E for a distance of 73.48 feet; thence West for a distance of 437.79 feet; thence S 06°07'26" E for a distance of 296.49 feet to the point of curvature on a curve concave to the left having a radius of 110.00' and a central angle of 90°00'; thence along said curve for an arc distance of 172.79 feet; thence West for a distance of 626.66 feet back to the Point of Beginning.
Contains 208,263 square feet or 4.78 acres, more or less.

LEGAL DESCRIPTION: Lot 3:

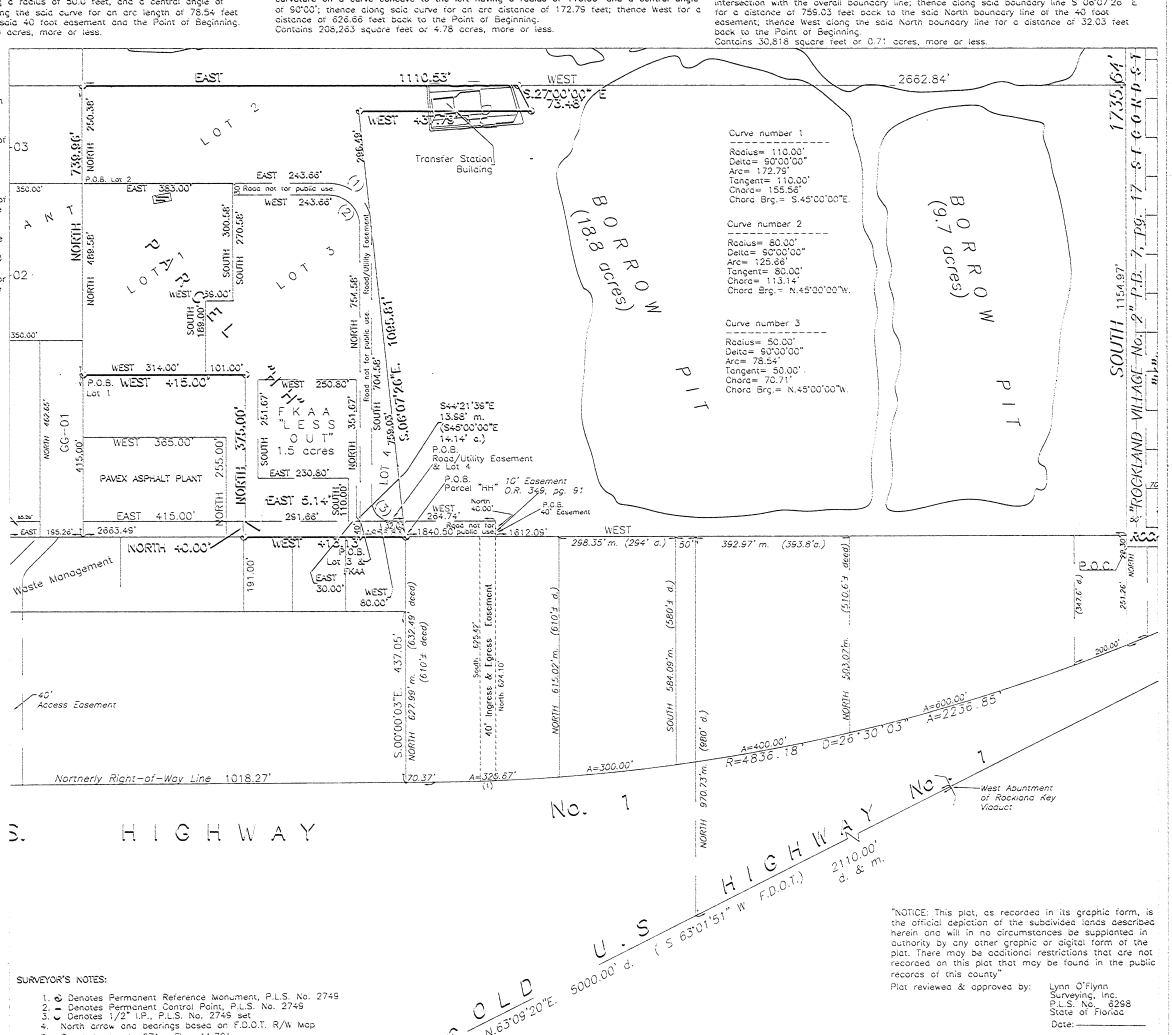
A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North for a distance of 29.30 feet; thence West for 1612.09 feet; thence North for a distance of 40.00 feet; thence West along a North boundary line of an existing 40 foot easement as described in Official Record Book 1646 at Page 12, of the Public Records of Monroe County, Florida for a distance of 344.74 feet to the Point of Beginning; thence North for a distance of 754.58 feet to a curve, concave to the Northwest and having a radius of 80 feet, and a central angle of 90°00'; thence Northwesterly and along the said curve for an arc length of 125.66 feet to the end of said curve; thence West for a distance of 243.66 feet; thence South for a distance of 270.58 feet; thence South for a distance of 189.00 feet; thence East for a distance of 69.00 feet; thence South for a distance of 375.00 feet; thence East for a distance of 291.66 feet back to the Point of Beginning.
LESS AND EXCEPT:
"FKAA" Parcel:
Contains 204,421 square feet or 4.69 acres, more or less.

LEGAL DESCRIPTION: LOT 4:

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North for a distance of 29.30 feet; thence West for 1612.09 feet; thence North for a distance of 40.00 feet; thence West along a North boundary line of an existing 40 foot easement as described in Official Record Book 1646 at Page 12, of the Public Records of Monroe County, Florida for a distance of 264.74 feet to the Point of Beginning and point of curvature on a curve concave to the Northeast having a radius of 50.00 feet and a central angle of 90°00'; thence along said curve for an arc length of 78.54 feet; thence North for a distance of 704.58 feet to a point of intersection with the overall boundary line; thence along said boundary line S 06°07'26" E for a distance of 799.03 feet back to the said North boundary line of the 40 foot easement; thence West along the said North boundary line for a distance of 32.03 feet back to the Point of Beginning.
Contains 30,818 square feet or 0.71 acres, more or less.

LEGAL DESCRIPTION: FKAA PARCEL

A parcel of land in a part of Government Lots 5 & 6, Section 21, Township 67 South Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows:
Commence at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North a distance of 29.30 feet; thence West for a distance of 1556.83 feet; thence North for a distance of 40.00 feet to the Point of Beginning; thence West for a distance of 30.00 feet; thence North for a distance of 110.00 feet; thence West for a distance of 230.60 feet; thence North for a distance of 251.67 feet; thence East for a distance of 250.80 feet; thence South for a distance of 351.67 feet; thence S 45°00'00" E for a distance of 14.14 feet back to the Point of Beginning.
Parcel contains 1.50 acres more or less.



Abbreviations:

Sty. = Story
R/W = Right-of-Way
fc. = Found
p. = Plat
m. = Measured
m.h.w. = Mean High Water
O.R. = Official Records
Sec. = Section
Twp. = Township
Rge. = Range
N.T.S. = Not to Scale
℄ = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.C. = Point of Curvature
P.T. = Point of Tangency
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Elec. = Electric
Tel. = Telephone
Encr. = Encroachment
O.L. = On Line
C.L.F. = Chain Link Fence
A/C = Air Conditioner
o/h = Overhead
u/g = Underground
F.F.E. = Finish Floor Elevation
L.B. = Low Beam
Rad. = Radial
irr. = Irregular
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
B.L. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.I. = Point of intersection
wd. = Wood
R = Radius
A = Arc (Length)
D = Delta, (Central angle)
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
hyd. = Fire Hydrant
F.W. = Fire Well

NOTICE TO LOT PURCHASERS AND ALL OTHER CONCERNED INDIVIDUALS

Purchase of a platted lot shown hereon confers no right to build any structure on such lot, nor to use the lot for any particular purpose, nor to develop the lot. The development or use of each lot is subject to, and restricted by, the goals, objectives, and policies of the adopted comprehensive plan and land development regulations implementing the plan; therefore, no building permits shall be issued by the County unless the proposed development complies with the comprehensive plan and land development regulations.

APPROVAL OF MONROE COUNTY ZONING OFFICIAL

This Plat meets the requirements of the Monroe County Land Development Regulations as Codified, January, 1980.

Director of Planning

Acting Chairman of Development Review

APPROVAL OF BOARD OF COUNTY COMMISSIONERS AND RECORDING

This Plat was approved by Resolution of the Board of County Commissioners of Monroe County, Florida, the _____day of _____A.D., 2006 and filed for record in Plat Book _____at Page_____of the Public Records of Monroe County, Florida.

Clerk of the Circuit Court

Chairman of the Board

SURVEYOR'S NOTES:

1. ⊕ Denotes Permanent Reference Monument, P.L.S. No. 2749
2. ⊕ Denotes Permanent Control Point, P.L.S. No. 2749
3. ○ Denotes 1/2" I.P., P.L.S. No. 2749 set
4. North arrow and bearings based on F.D.O.T. R/W Map
5. Bench Mark , M-271 Elev. 11.781
6. ⊕ denotes existing elevation, based on M.S.L., N.G.V.D. 1929 datum

ACKNOWLEDGMENT:

State of Florida)
SS
County of Monroe)

Before me personally appeared Frank P. Toppino, as Manager of Rockland Operations, LLC, to be well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged

to and before me that he and she executed such instrument of their free act and deed.
Witness my hand and Official Seal this _____day of _____ A.D., 2006.

Notary Public, State of Florida, at Large.
My Commission expires: _____

IN WITNESS WHEREOF: Frank P. Toppino, Manager has affixed his hand & seal, this _____ day of _____ A.D. 2006.

(Witness)

Frank P. Toppino, Manager

DEDICATION:

1. The "Road and Utility Easement" described hereon is not dedicated to the public, but is reserved for access and the non-exclusive use and mutual benefit of the owners of individual lots and future owners/developers of the adjacent island to the East, their successors or assigns, together with public utility companies engaged in their official capacity, and such use shall not be impaired or obstructed.

2. Nothing in this Plat shall be deemed to be a dedication of any lands or the use thereof to the public.

ACKNOWLEDGMENT:

I HEREBY CERTIFY: That the attached plat entitled: "ROCKLAND INDUSTRIAL PARK" is true and correct representation of the lands as recently surveyed and platted under my responsible supervision, that the survey data shown on said plat complies with the applicable requirements of Chapter 177, Laws of the State of Florida, A.D. 1971, that the permanent reference monuments were set in accordance with Section 177.091 (7) of said Chapter 177, and further that the permanent controls points shall be set within one year from the date this plat is recorded in accordance with Section 177.091 (8) of said Chapter 177.

FREDERICK H. HILDEBRANDT, P.E., P.L.S.
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida
Date: 7/3/06

"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"

Plat reviewed & approved by: Lynn O'Flynn
Surveying, Inc.
P.L.S. No. 6298
State of Florida
Date: _____

Lynn O'Flynn