

SWEETWOOD ESTATES

A SUBDIVISION OF PART OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 37 EAST, IN THE CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA

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SHEET 3 OF 3

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TRACT 'A'
 A PUBLIC DRAINAGE AND UTILITY EASEMENT, A PRIVATE RECREATION AREA AND OTHER USES AS MAY BE DEFINED IN THE BYLAWS OF THE SWEETWOOD ESTATES HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF SUCH TO BE THE PERPETUAL RESPONSIBILITY OF THE SWEETWOOD ESTATES HOMEOWNERS ASSOCIATION EXCEPT FOR UTILITIES

- TYPICAL PLAT NOTES**
1. □ = PERMANENT REFERENCE MONUMENT (P.R.M.)
 2. ● = PERMANENT CONTROL POINT (P.C.P.)
 3. BEARINGS BASED UPON ASSUMED REFERENCE DATUM.
 4. TYPICAL EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE INDICATED BY DASHED LINES ARE HEREBY DEDICATED AS FOLLOWS:
 - 10.0' WIDE ALONG FRONT LOT LINES
 - 7.5' WIDE ALONG THE SIDES AND REAR OF EACH LOT
 - THE WEST 7.5' OF THE EAST 22.5' OF LOTS 11-26
 - ABUTTING THE FLORIDA EAST COAST RAILROAD R/W

NOT PLATTED

PLAT PREPARED BY:
 WILLIAM E. POWELL
 FLORIDA PROFESSIONAL LAND SURVEYOR NO. 1812
 HERRERA, WILLIAMS & POWELL, INC.
 ARCHITECTS / ENGINEERS / SURVEYORS & PLANNERS
 1370 SARNO ROAD, SUITE 104
 MELBOURNE, FLORIDA 32935