

36-1

# COUNTRY WOODS

A REPLAT OF A PORTION OF LOT 22 OF THE "FLORIDA INDIAN RIVER LAND COMPANY" SUBDIVISION OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 165, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. APRIL 1989

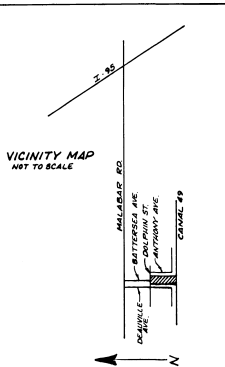
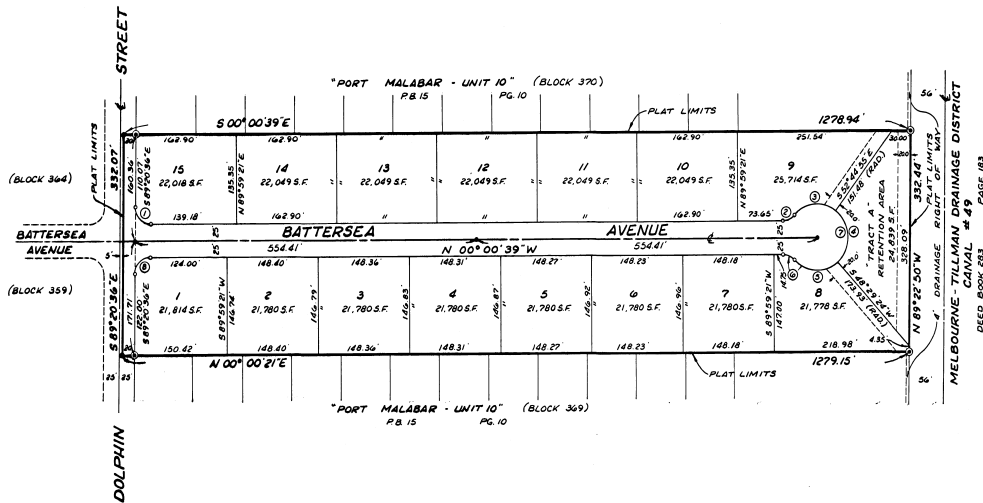
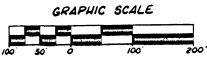
**LEGAL DESCRIPTION:**  
THE WEST 1/2 OF LOT 22, LESS AND EXCEPT THE SOUTH 56 FEET THEREOF, "FLORIDA INDIAN RIVER LAND COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 165, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LAND LYING IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA. CONTAINING 0.765 ACRES, MORE OR LESS.

**GENERAL NOTES:**

- FOR DECLARATION OF RESTRICTIONS, LIMITATIONS, CONDITIONS & AGREEMENTS OF COUNTRY WOODS, SEE OFFICIAL RECORD BOOK 302, PAGE 0017 OF THE BREVARD COUNTY PUBLIC RECORDS.
- FOR TOWNHOMER BY MORTGAGEES IN DEDICATION SEE OFFICIAL RECORD BOOK 323, PAGE 0011 OF THE BREVARD COUNTY PUBLIC RECORDS.
- BUILDING SETBACK REQUIREMENTS ARE PER THE CITY OF PALM BAY BUILDING CODES AND THE COUNTRY WOODS DECLARATION OF RESTRICTIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- TRACT A AS SHOWN HEREON IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY WOODS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

**SURVEYOR'S NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DOLPHIN STREET AS BEING S 89° 20' 36" E, AS SHOWN ON THE PLAT OF "PORT MALABAR UNIT TEN" A SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 10, OF THE BREVARD COUNTY PUBLIC RECORDS.
- ⊙ DENOTES (P.R.M.) PERMANENT REFERENCE MONUMENT.
- DENOTES (P.C.P.) PERMANENT CONTROL POINT, TO BE SET AFTER COMPLETION OF CONSTRUCTION.



CURVE DATA			
NO.	RADIUS	DELTA	ARC
1	75.00'	90° 40' 03"	39.56'
2	25.00'	48° 11' 23"	21.03'
3	50.00'	85° 27' 07"	74.57'
4	50.00'	101° 14' 18"	88.35'
5	50.00'	89° 41' 21"	78.27'
6	25.00'	48° 11' 23"	21.03'
7	50.00'	276° 22' 46"	241.19'
8	25.00'	89° 19' 57"	38.98'

**EASEMENT NOTES:**

- A 10.0 FOOT WIDE UTILITY EASEMENT IS RESERVED ALONG THE REAR LOT LINES OF ALL LOTS AND TRACT A FOR THE INSTALLATION, OPERATION & MAINTENANCE OF PUBLIC UTILITIES.
- THE UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF CABLE TELEVISION PROVIDED, HOWEVER, NO SUCH INSTALLATION, OPERATION AND MAINTENANCE OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- A 6.0 FOOT WIDE DRAINAGE EASEMENT IS RESERVED ALONG THE SIDES OF ALL LOTS SHOWN HEREON.
- A 20.0 FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND MAINTENANCE EASEMENT IS RECEIVED ALONG THE SOUTHERLY SIDE OF LOT 9, AND "TRACT A" AS SHOWN HEREON.

PREPARED BY:  
BRIL ASSOCIATES  
LAND SURVEYORS, INC.  
SATTELLITE BEACH, FL.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the JOINT VENTURE named below, being the owner in fee simple of the land described herein as:

COUNTRY WOODS

herby dedicate said lands and plot for the use and purpose thereof, and dedicate of roads, streets, avenues, drainage easements and utility easements shown herein to the City of Palm Bay and to the perpetual use of the public, and

IN WITNESS WHEREOF, he caused these presents to be signed and attested to by the signature termed below and they first had and were to be set and affixed hereto this 26th day of APRIL 1989.

Witnessed by: *[Signature]* Notary Public  
Witnessed by: *[Signature]* Notary Public  
Witnessed by: *[Signature]* Notary Public

SIGNED AND SEALED IN THE PRESENCE OF: *[Signature]*  
*[Signature]* *[Signature]*

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, that on the 26th day of APRIL 1989, before me, an officer duly qualified to take oaths and administer the Oaths and County Records, personally appeared Peter W. Bril and John J. Stetson, both of whom are the owners of the above described lands, and they declared to me that they were the owners of the above described lands, and they acknowledged to me the foregoing DEDICATION and severally acknowledged the execution thereof to be their free act and deed in such full, true and lawful manner as they so declared.

Witnessed by: *[Signature]* Notary Public  
My Commission Expires May 23, 1989  
My Commission Book No. 1000

SEAL

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on OCTOBER 5, 1988, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference measurements have been placed as shown thereon; and that the same are in accordance with the provisions of the Florida Statutes, and that said land is located in Brevard County, Florida. Dated, APRIL 13, 1989.

Registration No. 4508  
Carpenter, M. ROSSIE

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, that on FEBRUARY 11, 1989, the CITY OF PALM BAY, Florida, has approved the foregoing plat.  
ATTEST: *[Signature]* MAYOR  
*[Signature]* CITY CLERK

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY THE CITY OF PALM BAY**  
THIS IS TO CERTIFY that the City of Palm Bay hereby accepts all roads, streets, avenues, drainage easements and utility easements and areas dedicated for public use on the plat.  
BY: MAYOR  
CITY CLERK

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, that on MAY 14, 1988, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Chairman of the Board.  
Approved: County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
THIS IS TO CERTIFY, that on MAY 14, 1988, the Zoning Commission of the above City approved the foregoing plat.  
Planning and Zoning Director

**CERTIFICATE OF CLERK**  
I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on JUNE 16, 1989 at 2:36 PM. File No. 88-5337  
R. C. [Signature] Clerk of the Circuit Court  
in and for Brevard County, Florida