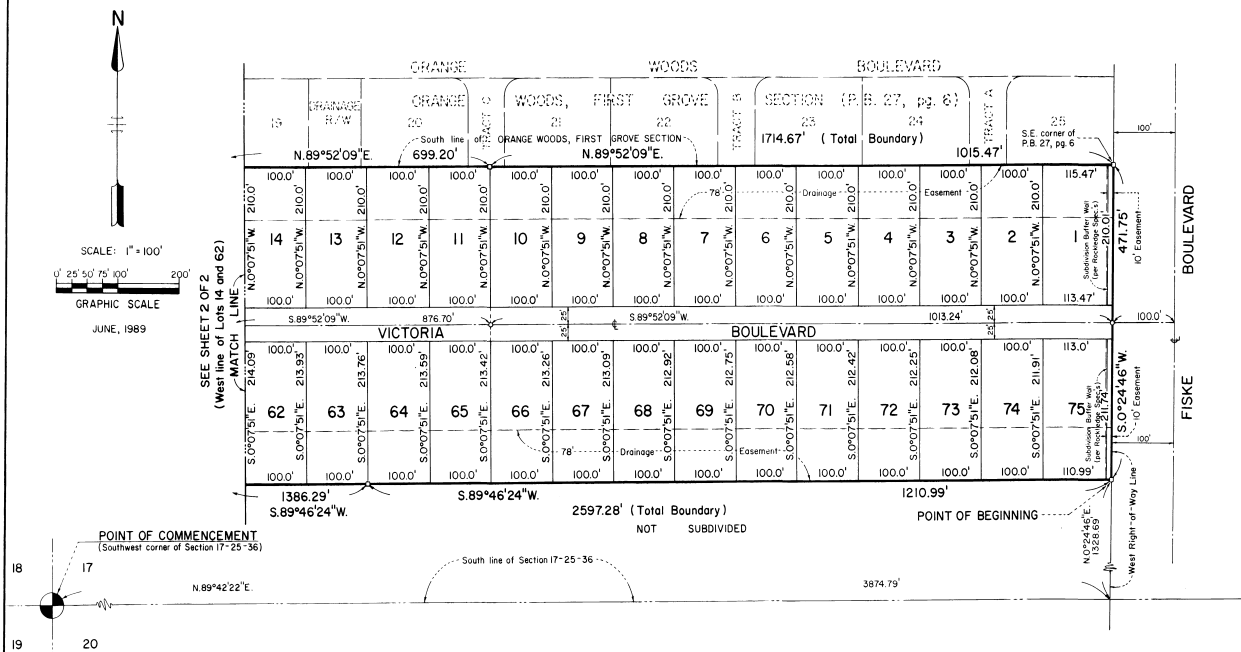


WELLINGTON STATION

LYING IN SECTION 17, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

CITY OF ROCKLEDGE

15-16125



POINT OF COMMENCEMENT
 (Southwest corner of Section 17-25-36)
 N.89°42'22"E.

SURVEYOR'S NOTES:

- Bearings shown are based on an assumed meridian for computational purposes.
- o denotes set permanent reference monument
- o denotes set permanent control point
- There may be additional restrictions that are not recorded on the plat that may be found in the public records of Brevard County, Florida.
- There exists a 5.0 foot wide easement for public utilities and drainage purposes along all side lot lines, unless shown otherwise.
- All plat utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services.
- A declaration of restrictions applicable to all lots in this subdivision is being recorded in the public records of Brevard County, Florida, concurrently with the recordation of this plat.

LEGAL DESCRIPTION

A parcel of land lying in Section 17, Township 25 South, Range 36 East, Brevard County, Florida. Commence at the Southwest corner of said Section 17, and run N.89°42'22"E. along the South line of said Section 17 for a distance of 3,874.79 feet to a point on the West right-of-way line of Fiske Boulevard; thence run N.0°24'46"E. along said West right-of-way line for a distance of 1,328.69 feet to the point of beginning of this description; from the point of beginning, run S.89°46'24"W. for a distance of 2,597.28 feet; thence run N.0°22'58"E. for a distance of 1,353.01 feet; thence run N.89°52'09"E. for a distance of 60.00 feet; thence run S.0°22'58"W. for a distance of 50.00 feet; thence run N.89°52'09"E. for a distance of 800.81 feet to a point, said point being the Northwest corner of ORANGE WOODS, FIRST GROVE SECTION, as recorded in Plat Book 27, Page 6, Brevard County, Florida; thence run S.0°28'39"W. along the West line of said ORANGE WOODS, FIRST GROVE SECTION for a distance of 866.51 feet to a point, said point being the Southwest corner of said ORANGE WOODS, FIRST GROVE SECTION; thence run N.89°52'09"E. along the South line of said ORANGE WOODS, FIRST GROVE SECTION, for a distance of 1,714.67 feet to a point, said point being the Southeast corner of said ORANGE WOODS, FIRST GROVE SECTION, said point also being on the West right-of-way line of Fiske Boulevard; thence run S.0°24'46"W. along said West right-of-way line for a distance of 471.75 feet to the point of beginning.

Containing 45.54 acres.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS That the Corporation named below, being the owner in fee simple of the lands described in
WELLINGTON STATION
 hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public, and the City of Rockledge
 IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on
SENTEX REAL ESTATE CORPORATION
 BY
Patrick P. Gallo
 PATRICK P. GALLO, PRESIDENT
 Signed and sealed in the presence of
Vera Marchetti
 VERA MARCHETTI, SECRETARY

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY that on JUNE 15, 1989
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared PATRICK P. GALLO and N/A respectively President and N/A of the above named corporation incorporated under the laws of the State of NEVADA to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers; thereto duly authorized, that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation.
 IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Jacqueline A. Adams
 JACQUELINE A. ADAMS
 NOTARY PUBLIC
 My Commission Expires Sept. 20, 1992
 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 May 11, 1989 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 monuments have been placed as shown thereon as required by Chapters 176.472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated 6/13/89
John R. Campbell
 JOHN R. CAMPBELL
 Registration No. 2351

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, that on July 19, 1989 the City Council of the City of Rockledge Florida approved the foregoing plat.
 ATTEST:
Elizabeth J. Swanson
 ELIZABETH J. SWANSON
 MAYOR
 CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.
 ATTEST:
 Chairman of the Board
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That on the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
 ATTEST:
 Chairman of the Board.
 Clerk of the Board.
 Approved County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
 THIS IS TO CERTIFY, That on the foregoing plat, 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 File No. Clerk of the Circuit Court in and for Brevard County, Fla.

