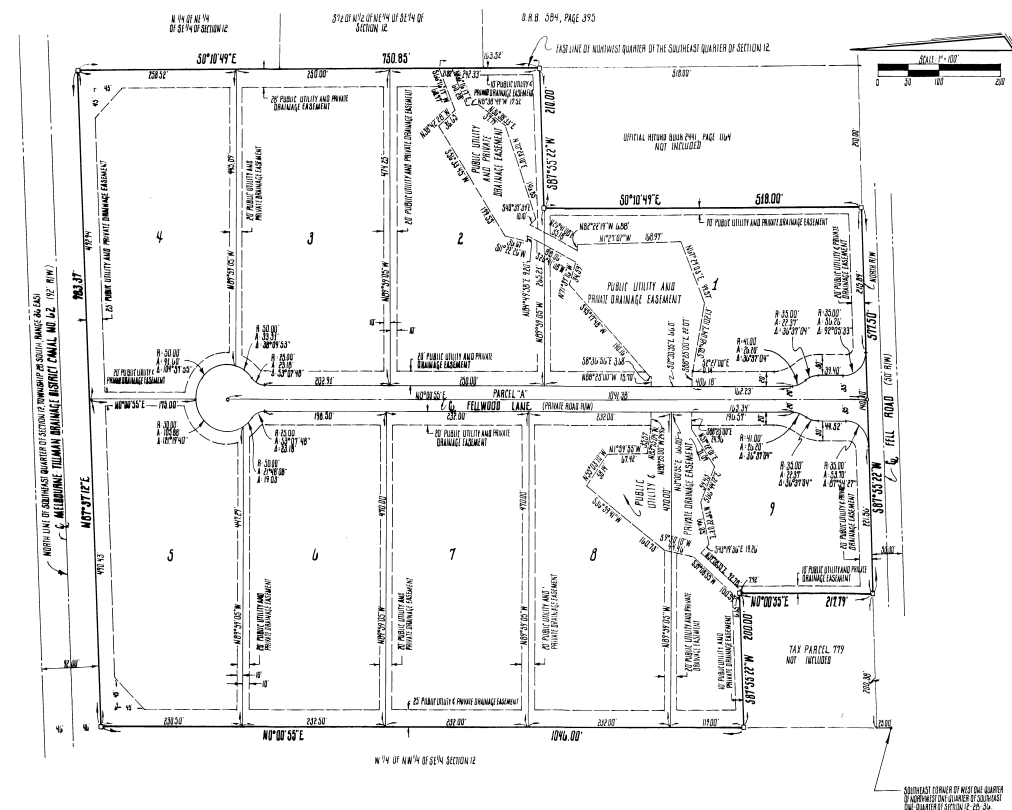


# FELLWOOD ESTATES

A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

### LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AND LESS THE NORTHWEST 40.00 FEET THEREOF FOR EASEMENT, RIGHT OF WAY AND LESS THE SOUTHWEST 25.00 FEET THEREOF FOR EASEMENT, RIGHT OF WAY AND LESS THE SOUTHWEST 20.00 FEET OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 293, PAGE 1083, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 1104, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, THENCE RUN N 0° 55' 28" E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 777.80 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0° 49' 14" W AND PARALLEL WITH THE EAST LINE OF NORTHWEST QUARTER A DISTANCE OF 518.00 FEET; THENCE RUN W 87° 55' 22" E AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF FELL ROAD A DISTANCE OF 210.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE RUN S 0° 10' 49" E ALONG THE EAST LINE A DISTANCE OF 518.00 FEET TO THE NORTH RIGHT OF WAY LINE OF FELL ROAD; THENCE RUN S 87° 55' 22" W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING, CONTAINING 25.13 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



### SURVEYOR'S NOTES:

1. BEARINGS BASED ON TIE-BEING OF FELL ROAD BEING S 87° 55' 22" W
2. PERMANENT REFERENCE MARKING SET
3. PERMANENT CONTROL POINT SET

### NOTES:

1. THE PRIVATE ROAD RIGHT OF WAY IS RESERVED FOR A PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT
2. PRIVATE ROAD RIGHT OF WAY IS HEREBY DEDICATED FOR THE PRIVATE USE AND AS A COMMON HIGHWAY AND PERMANENT WAY ACCESS DRAINAGE UTILITIES TO THE LOTS AND VARIANCE AND RIGHT OF WAY USES WITHIN THE FELLWOOD ESTATES SUBDIVISION, FOR INGRESS AND EGRESS FROM EACH LOT TO THE ADJACENT PUBLIC STREET.
3. BREVARD COUNTY, FLORIDA, STATE OF FLORIDA AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA SHALL BE ALLOWED ACCESS ON THE PRIVATE DRIVEWAYS, PROVISIONAL WAYS, EASEMENTS AND COMMON DRIPSPACE TO INSURE AND PROVIDE THE PUBLIC AND THE PROTECTION OF THE AREA, TO MEET THE REGULARLY NEEDS, INCLUDING PUBLIC SERVICES AND INSURE AND FURNISH THE HEALTH AND SAFETY OF THE INDIVIDUALS AND VISITORS OF FELLWOOD ESTATES SUBDIVISION.
4. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE COLLECTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PRIVATE OWNERS AND THEIR SERVICE SHALL COOPERATE WITH THE FACILITIES OF ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITIES. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
5. WHERE MORE THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID BUILDING SITE SHALL APPLY TO ALL EASEMENTS.
6. FOR UTILITIES IN DEDICATION, SEE OFFICIAL RECORDS BOOK 308A, PAGE 0884.
7. THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS INDICATED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
8. ALL PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ALONG FELLWOOD LAKE, FELL ROAD AND THE PRIVATE ROAD TO THE SOUTHWEST CORNER SHALL ALSO BE A GRANTMENT TO FELLWOOD ESTATES ASSOCIATION, INC. FOR A SUBDIVISIONAL WAY, TRAIL, LAUNDRYING AND SPRINKLER SYSTEM.

Restrictions see DE 3069 PG 2582  
gender " 3069 3585  
gender " 3069  
HUGH J. SMITH LAND SURVEYING, INC.  
2860 PALM SPRING ROAD N.E.  
PALM BEACH, FLORIDA 33409

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the CORPORATION being the owner... in fee simple of the lands described in FELLWOOD ESTATES hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the utility easements, and other easements shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, the undersigned CHARLES T. CRIVELLO hereunto set his hand and seal this 22nd day of April, 1990.

Signed and sealed in the presence of:  
Charles T. Crivello  
Charles T. Crivello  
Charles T. Crivello

STATE OF Florida, COUNTY of Brevard  
THIS IS TO CERTIFY, That on April 22, 1990, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CHARLES T. CRIVELLO, PRESIDENT AND CHARLES T. CRIVELLO, SECRETARY OF FELLWOOD ESTATES, INC.

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the dedication thereof to be a free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
Notary Public  
My Commission Expires 4-5-93

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on April 22, 1990, 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated: April 22, 1990.

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
ATTEST: \_\_\_\_\_ MAYOR.  
\_\_\_\_\_ CITY CLERK.

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all easements, utility 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 May 10, 1990, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
ATTEST: \_\_\_\_\_ Chairman of the Board.  
\_\_\_\_\_ Clerk of the Board.

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on May 14, 1990, the Zoning Commission of the County of Brevard, Florida, approved the foregoing plat.  
ATTEST: \_\_\_\_\_ 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 \_\_\_\_\_ at \_\_\_\_\_, Florida. My File No. \_\_\_\_\_  
ATTEST: \_\_\_\_\_ Clerk of the Circuit Court and Clerk of the County of Brevard County, Fla.