

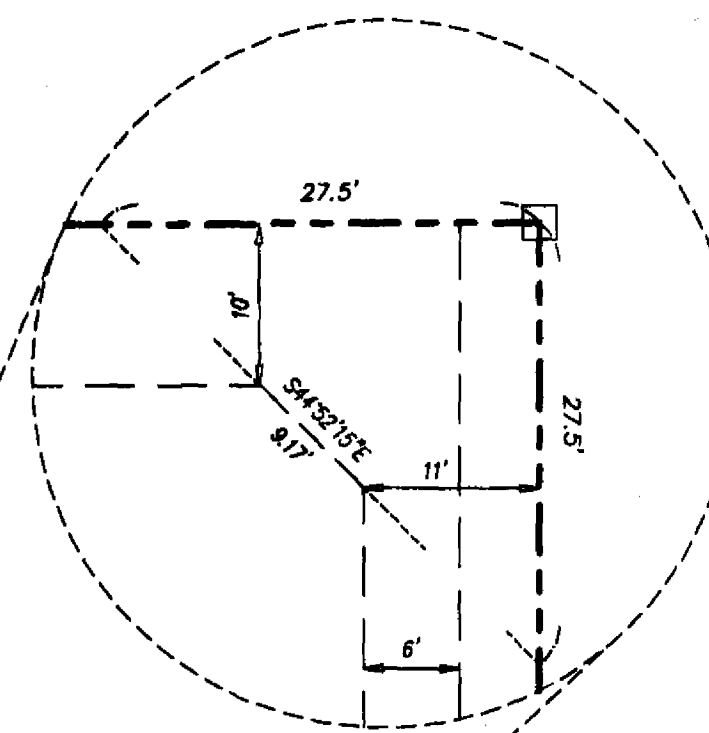
# VILLAS AT DUNMORE

SECTION 34, TOWNSHIP 26 SOUTH, RANGE 37 EAST,  
CITY OF SATELLITE BEACH, COUNTY OF BREVARD, FLORIDA

### LEGAL DESCRIPTION

A REPLAT OF LOTS 1, 2 AND 3, BLOCK A, SATELLITE BEACH ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 118, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

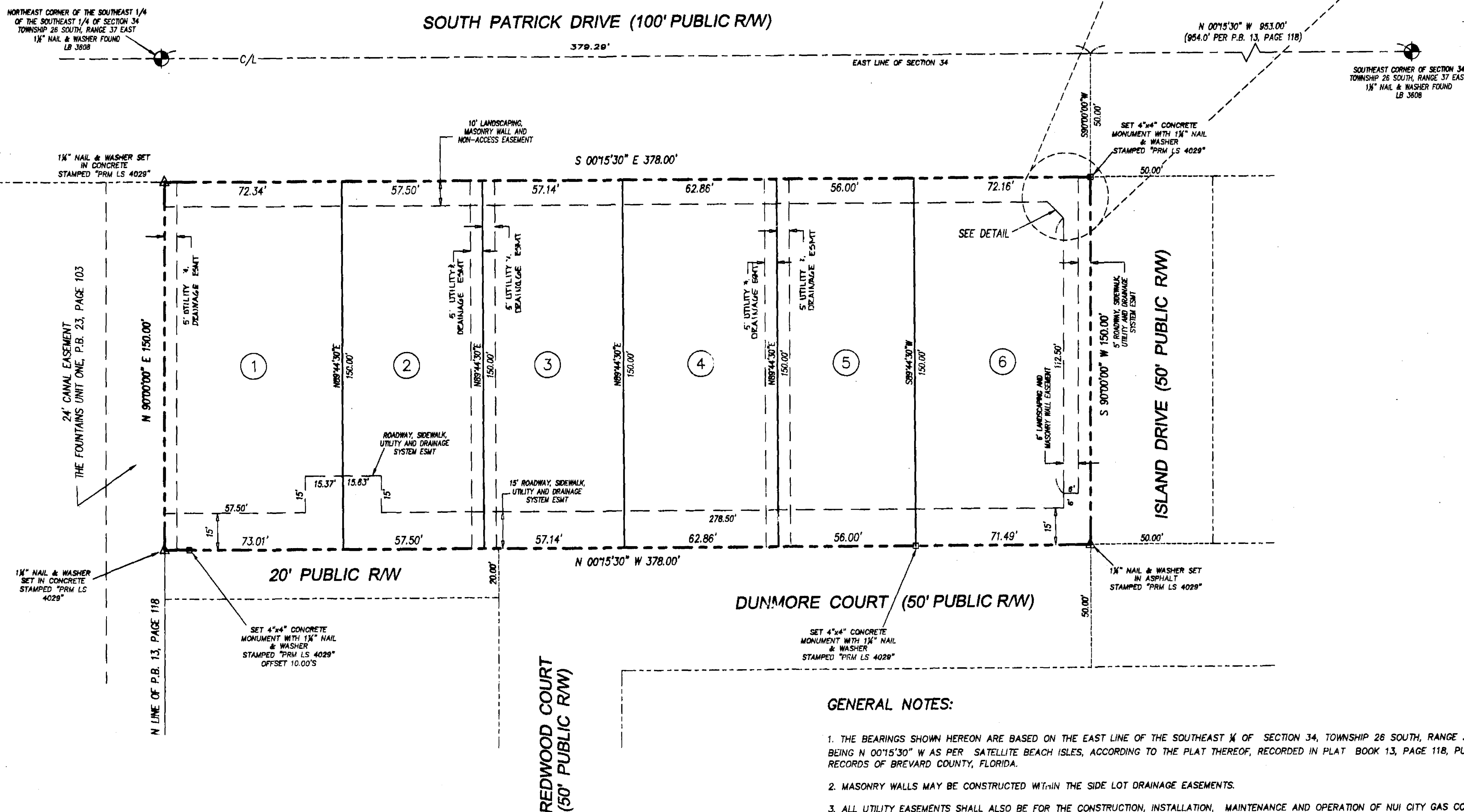
EASEMENT DETAIL  
(NOT TO SCALE)



### LEGEND

- C/L = CENTERLINE
- ESMT = EASEMENT
- LB = LAND SURVEYOR BUSINESS
- LS = LAND SURVEYOR
- O.R. = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- - INDICATES A SET 4"x4" CONCRETE MONUMENT WITH WASHER STAMPED "PRM/LS 4029"
- △ - INDICATES A SET MASONRY NAIL & 1/4" WASHER STAMPED "PRM/LS 4029"

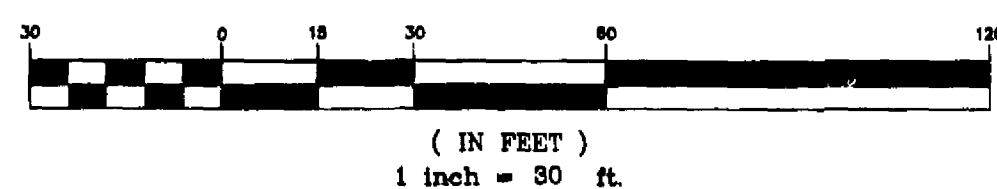
SEE CONSENT AND JOINDER RECORDED  
IN O.R. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
IN O.R. BOOK 5316, PAGE 5993  
IN O.R. BOOK 5307, PAGE 1756  
IN O.R. BOOK 5307, PAGE 1754



### GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BEING N 00°15'30" W AS PER SATELLITE BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 118, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. MASONRY WALLS MAY BE CONSTRUCTED WITHIN THE SIDE LOT DRAINAGE EASEMENTS.
3. ALL UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF NUI CITY GAS COMPANY, FPL, BELLSOUTH, AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE.
4. THE WALL, LANDSCAPING, WELL AND IRRIGATION SYSTEM, AND DRAINAGE SYSTEM WILL BE MAINTAINED BY THE DUNMORE HOMEOWNERS ASSOCIATION.
5. MORTGAGE TO BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION FORMERLY KNOWN AS NATIONSBANK, N.A., SUCCESSOR TO BARNETT BANK, N.A., SUCCESSOR BY MERGER TO BARNETT BANK OF CENTRAL FLORIDA, N.A., RECORDED IN OFFICIAL RECORDS BOOK 3751, PAGE 1526; AND MODIFIED BY MORTGAGE SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 1021; AND FURTHER MODIFIED BY SECOND MORTGAGE SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4914, PAGE 1822, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 4980, PAGE 3543, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
6. EASEMENT FROM JERIEF CONSTRUCTION, INC., A FLORIDA CORPORATION, TO THE CITY OF SATELLITE BEACH RECORDED IN OFFICIAL RECORDS BOOK 4908, PAGE 1356, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 2 ONLY).
7. EASEMENT FROM EMF DEVELOPMENT, INC., A FLORIDA CORPORATION, TO THE CITY OF SATELLITE BEACH RECORDED IN OFFICIAL RECORDS BOOK 4908, PAGE 1355, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 1 AND 3 ONLY).
8. LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH F.S. 177.091(9).
9. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 725, AT PAGE 895, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
10. MORTGAGE BY GORDON R. AND WILMA J. WRIGHT, HUSBAND AND WIFE, TO CHEVY CHASE BANK AS RECORDED IN ORB 5315, PAGE 1183, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 3).
11. MORTGAGE BY JERRY ALEXANDER PEZZEMINTI TO CHASE MANHATTAN MORTGAGE AS RECORDED IN ORB 5316, PAGE 5855, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 4).
12. MORTGAGE BY TRACEY L. ZANDER ETUX TO PENTAGON FEDERAL CREDIT UNION AS RECORDED IN ORB 5159, PAGE 1022, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 5).
13. MORTGAGE BY MICHAEL S. CEROW TO CHASE MANHATTAN MORTGAGE AS RECORDED IN ORB 5251, BOOK 2203, AND AGREEMENT WITH CHASE MANHATTAN MORTGAGE AS RECORDED IN ORB 5307, PAGE 1755, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 6).
14. THE LANDS OF VILLAS AT DUNMORE WILL BE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN ORB 5140, PAGE 2614, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### GRAPHIC SCALE



"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. It may be found in the public records of this county."

PREPARED BY  
**KANE SURVEYING**  
1637 SOUTH WICKHAM ROAD  
WEST MELBOURNE, FLORIDA, 32904  
(321) 676-0427

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner...in fee simple of the lands described in

### VILLAS AT DUNMORE

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the drainage easements, utility easements and other rights of way and easements shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, the undersigned hereunto set hand and seal on

*Edward M. Fleis* and *Edward M. Fleis*  
Edward M. Fleis, President Edward M. Fleis, President  
EMF Development Services, Inc. JERIEF Construction, Inc.

Signed and sealed in the presence of:

*Thomas McDaniel*  
*Thomas McDaniel*

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on Jan 26, 2004 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Edward M. Fleis  
and  
President of JERIEF Construction, Inc.

to me known to be the person...described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his 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.

*Kaseal Simpson*  
KASEAL SIMPSON  
NOTARY PUBLIC  
MY COMMISSION # 00 5187  
EXPIRES JAN 10, 2007

My Commission Expires 1/10/2007

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Jan 26, 2004 I 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 platted; that permanent reference monuments have been placed as shown thereon as required by Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County Florida.

Dated: Jan 26, 2004  
*Michael J. Kane* Registration No. LS 4029

Michael J. Kane, L.S.  
Kane Surveying  
1637 South Wickham Road  
West Melbourne, FL 32904

### CERTIFICATE OF ENGINEER

I HEREBY CERTIFY that to the best of my knowledge the foregoing plat is in compliance with the City of Satellite Beach Land Development Regulations.

*Edward M. Fleis*  
Edward M. Fleis, P.E. P.E. NO. 30632

### CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Florida Statutes.

*John E. Stulte Sr.* Nov. 08, 2004  
JOHN E. STULTE SR. R.S.M. NO. 8115  
REVIEWING SURVEYOR FOR THE CITY OF SATELLITE BEACH

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on Jan 7, 2004 the Satellite Beach City Council approved the foregoing plat.

*Malcolm R. Ramin*  
Mayor  
Attest: *Barbara Boyers*

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on Jan 7, 2004 the zoning commission of the City of Satellite Beach approved the foregoing plat.

*John Boyers*  
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 November 12, 2004.

File No. 20043556008  
*Scott Ellis*  
Scott Ellis, Deputy Clerk  
Clerk of the Circuit Court  
in and for Brevard County, FL