

LIMITED DEDICATION.

FELLSMERE FARMS COMPANY  
to  
THE PUBLIC.

45  
(T. 31 R. 37)

Dated June 13, 1911.  
Filed July 7, 1911.  
Plat Book No. 2, pages 1 and 2.

Recites: Know all men by these presents; Whereas Fellsmere Farms Company, a corporation organized and existing under the laws of the State of Florida, is the owner in fee simple of the lands embraced within the limits of the Plat of the unsurveyed part of Township 31 South of Range 37 East in the County of St. Lucie, and State of Florida, hereto annexed and made a part hereof; and intends to construct a complete system of drainage for the reclamation of said Township by means of canals and ditches as indicated upon said Plat; and further intends for the benefit of purchasers of parcels of the platted lands to provide for the future maintenance and repair of said drainage system; and to that end is bound, for the protection and benefit of all purchasers of plots, to retain and reserve the absolute control of said canals and ditches;

And Whereas, the proposed drainage system for the reclamation of said Township forms part and parcel of a large comprehensive drainage system for the reclamation of four other entire townships of land adjoining the township embraced within the annexed plat, said four townships being, respectively, Township 32, Range 37; Township 31, Range 36; Township 32, Range 36; Township 30, Range 36; the drainage system proposed for the reclamation of each of said Townships forming a part of an entire comprehensive drainage system for the reclamation of all of said five Townships, and the several Township systems being interdependent, the one upon the other;

And Whereas, There appears upon said annexed plat certain roads apparently dedicated to public use, traversing the land in various directions and affording ingress and egress to the several lots subdivided upon said plat, the fee title to which under the laws of the State of Florida, would be vested in the abutting lot owners subject to the public easement of right-of-way unless the fee title be expressly limited and reserved by the owner of the lands embraced within said Plat.

Now, therefore, The said Fellsmere Farms Company being the owner of said lands as aforesaid, for itself, its successors and assigns, hereby gives and grants unto the public the right-of-way and passage to and from, over and upon each and every road as indicated upon said annexed plat, subject, however, to the following conditions, limitations, reservations and exemptions:

1. The fee title of, in and to each and every road indicated upon said plat shall remain absolutely vested forever in the said FELLSMERE FARMS COMPANY, its successors and assigns, and shall not pass, by virtue of the adoption by the Company of this Plat, and its acceptance by any purchaser of a platted lot, to the abutting lot owners.
2. The FELLSMERE FARMS COMPANY, for itself, its successors and assigns, hereby reserves the right at any time to construct canals and ditches upon any of the roads so designated upon said plat, or upon any part of said roads, provided, however, such canals and ditches shall not be of such width as to unreasonably obstruct the public traffic.
3. The FELLSMERE FARMS COMPANY, for itself, its successors and assigns, reserves the right to prohibit any abutting owner from draining his lot into any of the Company's canals and ditches, excepting upon such conditions, terms and regulations as may be reasonably prescribed by the Company or its successors and assigns.
4. The Company, for itself, its successors and assigns, hereby expressly reserves the right to prohibit the navigation of or travel upon any of its canals and ditches, except upon such conditions, terms and regulations as may be reasonably prescribed by the Company, its successors and assigns.
5. The Company, for itself, its successors and assigns, hereby expressly reserves the right to prohibit the taking or use of water from any of its canals and ditches, except upon such conditions, terms and regulations as may be reasonably prescribed by the Company, its successors and assigns.
6. The following named roads or right-of-way as designated upon said Plat, are expressly exempted from this dedication: "Outlet Canal," "Main Canal," "Lateral U," and "Lateral S," and Railroad Right of Way.
7. The railroad owned and operated by the said Fellsmere Farms Company, as it now runs through said township, together with the right of way thereof, is also hereby expressly exempted from this dedication.

Signed by E. Nelson Fell, Vice-President. Attest Secretary. Corporate seal. Acknowledged before Notary Public. Seal. June 13th, A. D. 1911.