

CERTIFICATE OF DEDICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, TOWN OF INDIAN RIVER SHORES... LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS THE STRAND AT INDIAN RIVER SHORES, PHASE THREE, BEING IN THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AS PART OF THE STORMWATER MANAGEMENT SYSTEM.

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR THE USE AND BENEFIT OF OWNERS AND RESIDENTS OF THIS SUBDIVISION.

INDIAN RIVER SHORES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN COUNCIL OF THE TOWN OF INDIAN RIVER SHORES, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THE 30' LANDSCAPE AND IRRIGATION EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR LANDSCAPING AND IRRIGATION. MAINTENANCE OBLIGATIONS SHALL BE AS PROVIDED IN THE RECORDED DECLARATION(S) GOVERNING THE SUBDIVISION.

TRACT E AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR RECREATION, STORMWATER DRAINAGE, LANDSCAPING, OPEN SPACE, UTILITIES AND ACCESS BY OWNERS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, AND ALSO THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT.

THE DRAINAGE EASEMENT TO INDIAN RIVER COUNTY WITHIN THE AFOREMENTIONED TRACT E IS DEDICATED FOR THE SAME PURPOSES AND ALSO TO INDIAN RIVER COUNTY FOR STORMWATER MANAGEMENT PURPOSES INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EASEMENT, SUBJECT TO THE EXISTING AND FUTURE USES OF THE SUBDIVISION, IT'S RESIDENTS AND FACILITIES.

TRACT H AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR OPEN SPACE, LANDSCAPE, RECREATION, STORMWATER DRAINAGE AND FUTURE CONSERVATION PURPOSES. TRACT H IS FURTHER DEDICATED FOR STORMWATER AND DRAINAGE USE BY INDIAN RIVER COUNTY AND INDIAN TRAILS SUBDIVISION, AND MOSQUITO CONTROL ACTIVITIES BY THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY TIMOTHY D. SMITH, HE IS TREASURER OF AMERICAN LAND PARTNERS, INC., A MASSACHUSETTS CORPORATION, MANAGER OF THE STRAND AT INDIAN RIVER SHORES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND WITH THE AUTHORITY OF ITS MEMBERS.

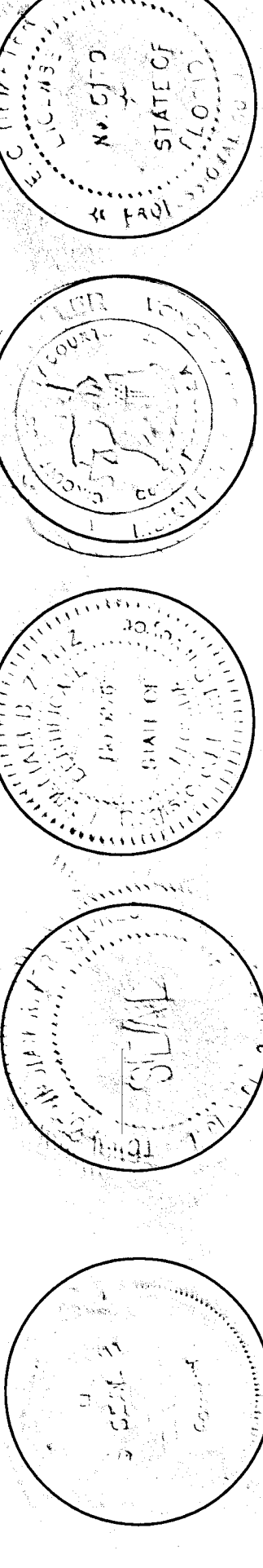
THIS 14th DAY OF October, 2019.
Timothy Smith, Treasurer
Lee Gunn-Caws, Witness
Robert Ryzhukovich, Witness

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF October, 2019, BY TIMOTHY D. SMITH, TREASURER OF AMERICAN LAND PARTNERS, INC., A MASSACHUSETTS CORPORATION, MANAGER OF THE STRAND AT INDIAN RIVER SHORES, LLC, A DELAWARE LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME.

Notary Public: Tracy M. Desmetts
Commission No. N/A
Expiration Date: 10/12/2023

THE STRAND AT INDIAN RIVER SHORES, LLC A DELAWARE LIMITED LIABILITY COMPANY



THE STRAND AT INDIAN RIVER SHORES, PHASE THREE

A SUBDIVISION BEING A REPLAT OF TRACT E OF THE STRAND AT INDIAN RIVER SHORES, PHASE TWO AS RECORDED IN PLAT BOOK 30, PAGES 64, 65 AND 66, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS, LYING IN GOVERNMENT LOT 7 IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST, IN THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION

TRACT E OF THE STRAND AT INDIAN RIVER SHORES, PHASE TWO, AS RECORDED IN PLAT BOOK 30, PAGES 64, 65 AND 66, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON JUNE 21, 2019 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA.

William B. Zentz, P.L.S. - PROFESSIONAL LAND SURVEYOR
REGISTRATION No. 5276, STATE OF FLORIDA
VERO BEACH, FL 32962 (772) 567-7552 LB No. 6840

TOWN SURVEYOR'S CERTIFICATE

THIS PLAT OF THE STRAND AT INDIAN RIVER SHORES, PHASE THREE HAS BEEN REVIEWED FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE TOWN OF INDIAN RIVER SHORES, FLORIDA.

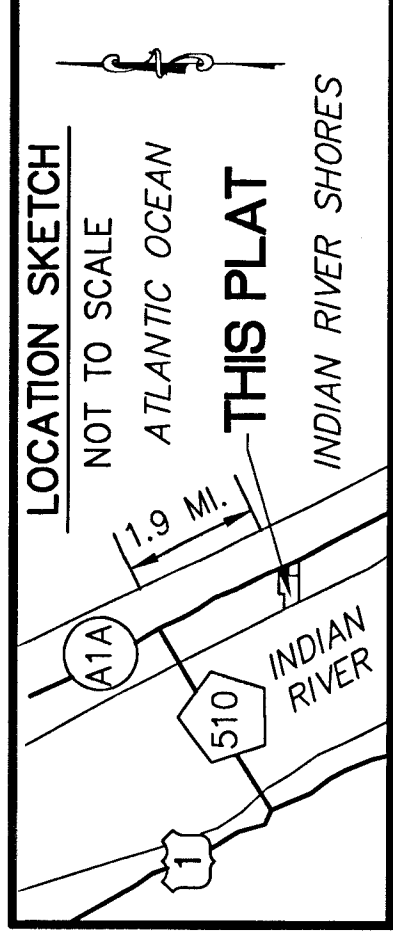
E.C. Demeter, Professional Surveyor & Mapper
Certificate No. 5179, State of Florida
Date: 10-16-19

SURVEYORS NOTES:

- 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF THE STRAND AT INDIAN RIVER SHORES, PHASE TWO, MONUMENTED LINE OF REFERENCE=SOUTH LINE OF TRACT E, BEARING N89°59'35"W.
2. THIS PLAT LIES IN FLOOD ZONE "AE" (EL. 7) PER FLOOD INSURANCE RATE MAP No. 12061C0232H, DATED DECEMBER 4, 2012.
3. COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/2011 EPOCH 2010 PER REAL TIME KINEMATIC GPS OBSERVATIONS.

NOTICES:

- 1. FLOOD HAZARD WARNING: PORTIONS OF THIS PLAT MAY BE SUBJECT TO FLOODING DURING A 100 YEAR FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.
2. 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.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT THE TOWN OF INDIAN RIVER SHORES APPROVAL.
5. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT THE TOWN OF INDIAN RIVER SHORES.
6. DECLARATION OF COVENANTS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 3170, PAGE 997, OFFICIAL RECORDS BOOK 3206, PAGE 2157 AND OFFICIAL RECORDS BOOK 3266 PAGE 1623. PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
7. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE, AND CHINESE BOX ORANGE.
8. THE MORTGAGEE'S CONSENT, JOINDER AND ACKNOWLEDGMENT IS RECORDED IN O.R. BOOK 3266, PAGE 1632, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

TOWN ATTORNEY: Chester Clem
CERTIFICATE OF APPROVAL BY THE TOWN OF INDIAN RIVER SHORES
THIS IS TO CERTIFY THAT ON THIS 7 DAY OF October 2019, THE FOREGOING PLAT WAS APPROVED AND UTILITY EASEMENTS ACCEPTED BY THE TOWN COUNCIL OF INDIAN RIVER SHORES, A MUNICIPAL CORPORATION.

CITY CLERK: Laura Albrecht
CLERK'S CERTIFICATION
STATE OF FLORIDA, COUNTY OF INDIAN RIVER
I, JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE STRAND AT INDIAN RIVER SHORES, PHASE THREE, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 3 DAY OF January, 2020, AND RECORDED IN PLAT BOOK 31, PAGE 48, CLERK'S FILE NUMBER (CFN) 3120200000340, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY
Date: JANUARY 3, 2020

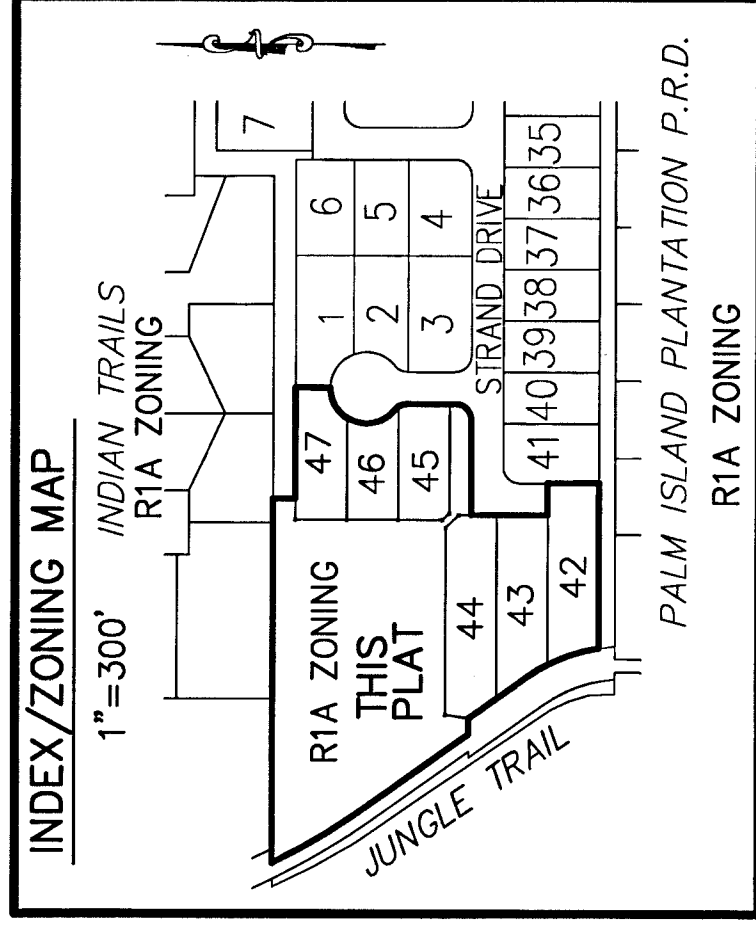
CERTIFICATE OF TITLE

STATE OF FLORIDA, COUNTY OF INDIAN RIVER
I, CHRISTOPHER H. MARINE, ESQ., OF GOULD COOKSEY FENNEL, PLLC, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HERON DESCRIBED PROPERTY, AND I FIND THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY THE STRAND AT INDIAN RIVER SHORES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES AS AMENDED, AND THAT MORTGAGES, LIENS OR OTHER ENCUMBRANCES ARE AS FOLLOWS:

- 1) MORTGAGE IN FAVOR OF PATTEN FAMILY FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS RECORDED IN O.R. BOOK 3037, PAGE 892, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
2) MEMORANDUM OF AGREEMENT BY AND BETWEEN THE STRAND AT INDIAN RIVER SHORES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN O.R. BOOK 3142, PAGE 1127, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THIS SEARCH IS UP TO AND INCLUDING October 20, 2019.
Date: December 19, 2019

CHRISTOPHER H. MARINE, ESQUIRE
FLORIDA BAR No. 0376221
GOULD COOKSEY FENNEL, PLLC



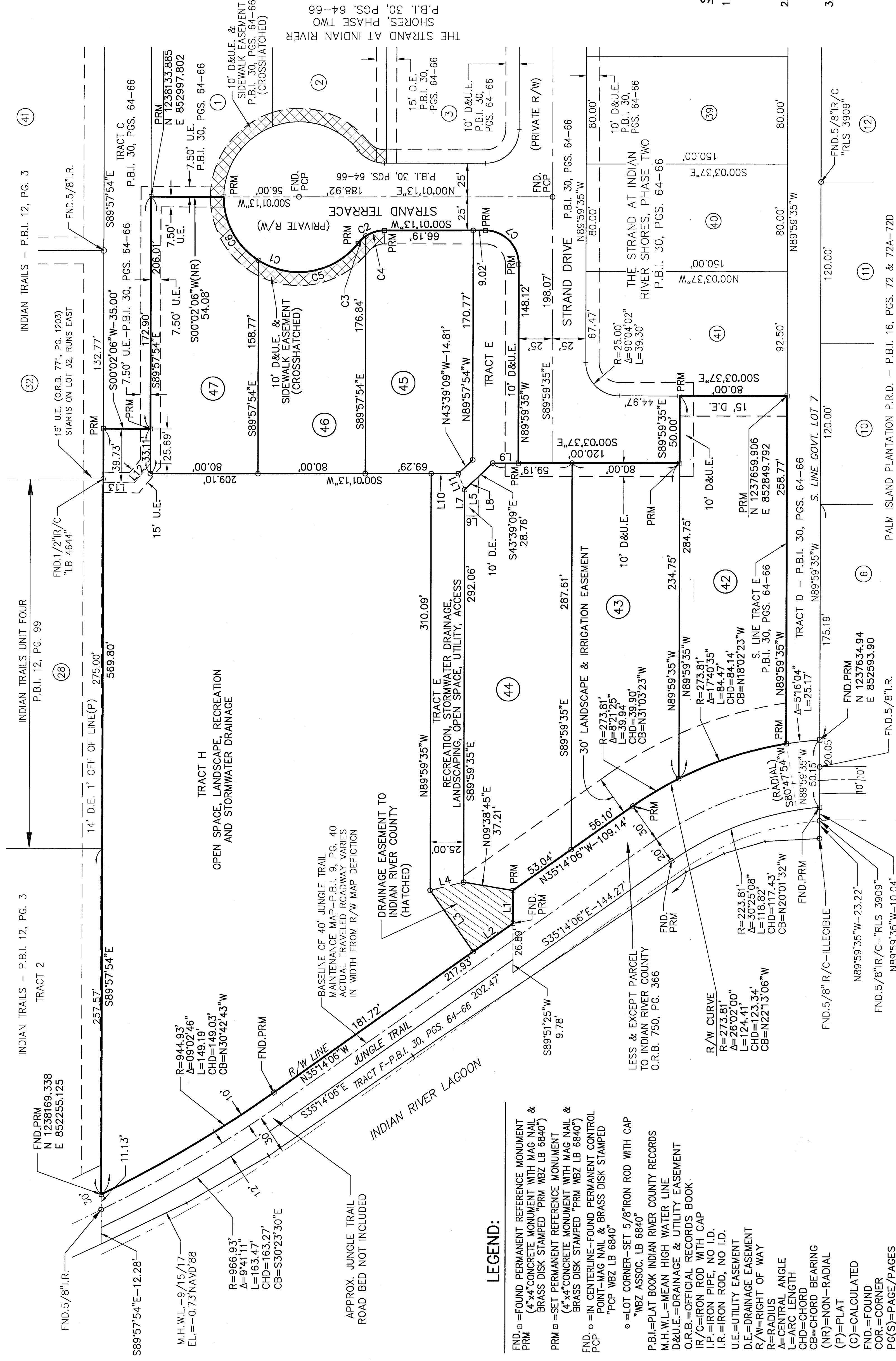
THE STRAND AT INDIAN RIVER SHORES, PHASE THREE

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PLAT BOOK 31

PAGE 49

CLERK'S FILE NUMBER (CFN) 3120200000340



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C1	56.00'	141°52'55"	138.67'	105.86'	S19°04'46"W
C2	25.00'	51°52'55"	22.64'	21.87'	N25°55'14"W
C3	25.00'	18°20'08"	8.00'	7.97'	N42°41'38"W
C4	25.00'	33°32'47"	14.64'	14.43'	N16°45'10"W
C5	56.00'	84°23'17"	82.48'	75.22'	S09°40'03"E
C6	56.00'	57°29'38"	56.19'	53.87'	S61°16'24"W
C7	25.00'	89°59'12"	39.26'	35.35'	N45°00'49"E

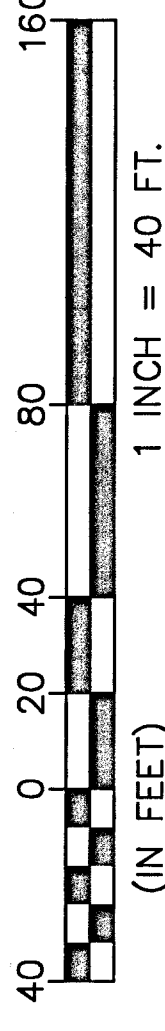
LINE	BEARING	LENGTH
L1	S89°51'25"W	24.44'
L2	N35°14'06"W	36.21'
L3	S54°45'54"W	55.76'
L4	N13°32'44"W	25.72'
L5	N89°59'35"W	29.10'
L6	N00°00'25"E	10.00'
L7	S89°59'35"E	19.56'
L8	S43°39'09"E	13.82'
L9	S00°03'37"E	19.19'
L10	S00°01'13"W	20.19'
L11	N68°09'34"E	12.93'
L12	N49°59'37"W	18.72'
L13	N00°48'25"E	22.98'

SURVEYORS NOTES:

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- COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/2011 EPOCH 2010 PER REAL TIME KINEMATIC GPS OBSERVATIONS.

THIS INSTRUMENT PREPARED BY:
 WILLIAM B. ZENTZ
 PROFESSIONAL LAND SURVEYOR #5276
 WILLIAM B. ZENTZ & ASSOCIATES, INC.
 684 OLD DIXIE HIGHWAY
 VERO BEACH, FL 32962
 LICENSED BUSINESS (LB) #6840
 (772) 567-7552

GRAPHIC SCALE



FLOOD HAZARD WARNING: PORTIONS OF THIS PLAT MAY BE SUBJECT TO FLOODING DURING A 100 YEAR FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

SHEET 2

DATE OF PREPARATION: SEPTEMBER 27, 2019

OF 2 SHEETS