



**INDIAN RIVER COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**  
1801 27th Street, Vero Beach FL 32960  
772-226-1237 / 772-978-1806 fax  
*www.ircgov.com*

August 23, 2018

Joseph W. Schulke, P.E.  
Schulke, Bittle & Stoddard LLC  
1717 Indian River Blvd  
Suite 201  
Vero Beach FL 32960

RE: Serenoa Phase 5 Final Plat  
SD-13-11-04 / 98110046-81384

Dear Mr. Schulke:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of August 14, 2018, and was subsequently recorded in Plat Book 30, Pages 9-13. Please find attached a copy of the recorded plat.

Should you have any questions regarding this matter, please do not hesitate to contact me at 772-226-1715 or [pmurphy@ircgov.com](mailto:pmurphy@ircgov.com)

Sincerely,

Patrick J. Murphy  
Senior Planner

Attachment: Copy of Recorded Plat

cc: Stan Boling, AICP (via e-mail)  
Kelly McKinley (via e-mail)  
Nancy Mossali (via e-mail)  
William Handler (via e-mail)

John W. McCoy, AICP (via e-mail)  
Bill DeBaal (via e-mail)  
David W. Schryver, P.S.M. (via e-mail)  
Charles Blanchard (via e-mail)



# SERENOA PHASE 5

A RE-PLAT OF A PORTION OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS FILED IN PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2023, PAGE 2224, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 30  
PAGE 10  
DOCKET NO. 3120180051968

## CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF GRBK GHO SERENOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND APPARENT RECORD TITLE IS HELD BY GRBK GHO SERENOA, LLC, AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY §197.192, FLORIDA STATUTES, AS AMENDED. THE MORTGAGES, LIENS, SECURITY INTEREST OR OTHER SUCH ENCUMBRANCES ARE LISTED BELOW.

RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSIONABLE MATERIALS AND 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED RECORDED SEPTEMBER 14, 1951 IN DEED BOOK 68, PAGE 327, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO 5270.11, F.S.

RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSIONABLE MATERIALS AND 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED RECORDED JANUARY 3, 1952 IN DEED BOOK 70, PAGE 341, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO 5270.11, F.S. EXPLORATION HAS BEEN RELEASED PURSUANT TO 5270.11, F.S.

CONCURRENCY ACKNOWLEDGEMENT AGREEMENT FOR SINGLE PHASE SITE PLANS AND COMMERCIAL OR MULTIFAMILY PLANNED DEVELOPMENTS AS SET FORTH IN INSTRUMENT RECORDED MAY 18, 2005 IN OFFICIAL RECORDS BOOK 1874, PAGE 1850, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

GRANT OF EASEMENT BETWEEN COMCAST OF COLORADO/FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS AND SERENOA HOME OWNERS ASSOCIATION, INC., AS SET FORTH IN INSTRUMENT DATED MARCH 28, 2005 AND RECORDED JULY 22, 2005 IN OFFICIAL RECORDS BOOK 1907, PAGE 1719, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SERENOA PHASE 1, AS RECORDED APRIL 25, 2008 IN PLAT BOOK 21, PAGE(S) 18 THROUGH 27, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SERENOA PHASE 2, AS RECORDED NOVEMBER 21, 2014 IN PLAT BOOK 27, PAGE(S) 8 THROUGH 11, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SERENOA PHASE 3, AS RECORDED SEPTEMBER 25, 2015 IN PLAT BOOK 27, PAGE(S) 36 THROUGH 38, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SERENOA PHASE 4, AS RECORDED JULY 21, 2017 IN PLAT BOOK 29, PAGE(S) 18 THROUGH 22, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

RESOLUTION 2014-014 OF INDIAN RIVER COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 1772, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 375 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION, WHICH CONTAINED PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED APRIL 25, 2006 IN OFFICIAL RECORDS BOOK 2023, PAGE 2224 AS MODIFIED BY THAT CERTAIN FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION RECORDED MARCH 25, 2009 IN BOOK 2329, PAGE 2089 AS MODIFIED BY THAT CERTAIN SECOND AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION RECORDED JUNE 2, 2011 IN OFFICIAL RECORDS BOOK 2502, PAGE 733, AS MODIFIED BY THAT CERTAIN THIRD AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION RECORDED JULY 29, 2013 IN BOOK 2690, PAGE 2275; AS MODIFIED BY THAT CERTAIN FOURTH AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION RECORDED NOVEMBER 21, 2014 IN BOOK 2804, PAGE 1741; AS MODIFIED BY THAT CERTAIN FIFTH AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION RECORDED SEPTEMBER 29, 2015 IN BOOK 2880, PAGE 2248; AND AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF DEVELOPER'S RIGHTS RECORDED FEBRUARY 7, 2012 IN OFFICIAL RECORDS BOOK 2553, PAGE 800, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

BILL OF SALE DATED AUGUST 10, 2006 AND RECORDED AUGUST 17, 2006 IN OFFICIAL RECORDS BOOK 2069, PAGE 237, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BILL OF SALE DATED AUGUST 21, 2017 AND RECORDED AUGUST 31, 2017 IN OFFICIAL RECORDS BOOK 3053, PAGE 237, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ASSIGNMENT OF DEVELOPER'S RIGHTS DATED APRIL 28, 2018 AND RECORDED APRIL 27, 2018 IN OFFICIAL RECORDS BOOK 3111, PAGE 1994 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

MORTGAGE, ASSIGNMENT, SECURITY AGREEMENT AND FIXTURE FILING RECORDED APRIL 27, 2018 IN OFFICIAL RECORDS BOOK 3111, PAGE 2053 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

TITLE NOW VESTED IN: GRBK GHO SERENOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

## MORTGAGEE'S CONSENT

STATE OF TEXAS  
COUNTY OF Colton

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PART OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, LIENS OR OTHER ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, STATE OF FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. THE UNDERSIGNED DOES HEREBY JOIN IN AND CONSENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SERENOA PHASE 5 (COLLECTIVELY REFERRED TO AS "DECLARATIONS") AND AGREES THAT ITS MORTGAGE, LIENS OR OTHER ENCUMBRANCES AS REFERENCED HEREIN ABOVE SHALL BE SUBORDINATED TO THE DECLARATIONS.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH THE AUTHORITY SO TO DO THIS 29<sup>th</sup> DAY OF July 2018.

JBGL BUILDER FINANCE LLC,  
A TEXAS LIMITED LIABILITY COMPANY

WITNESS: C. Darney

PRINTED NAME: Camille Darney

WITNESS: Jane Davis

PRINTED NAME: Jane Davis

BY: Richard Costello

RICHARD COSTELLO, PRESIDENT

## ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT

STATE OF TEXAS  
COUNTY OF Colton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF July 2018 BY RICHARD COSTELLO, PRESIDENT OF JBGL BUILDER FINANCE, LLC ON BEHALF OF SAID LIMITED LIABILITY COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

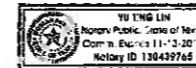
NOTARY PUBLIC: Yu Teng Lin

PRINT NAME: YU TENG LIN

COMMISSION NO.: 130429965

EXPIRATION DATE: 11-12-2019

SEAL:



BY: [Signature] DATE: July 30, 2018  
BARRY G. SEGAL, ESQUIRE - FLORIDA BAR NUMBER: 79723  
BARRY G. SEGAL, P.A.

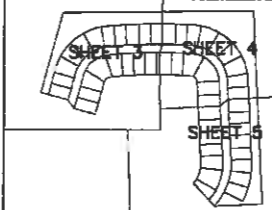
PREPARED BY: CHARLES H. BLANCHARD, PSM#5755  
MERIDIAN LAND SURVEYORS 6905  
DATE OF PREPARATION: 7/13/16

Houston, Schulke, Bittle, & Stoddard, Inc. D/B/A  
**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: LB6905@BELLSOUTH.NET

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**2 of 5**

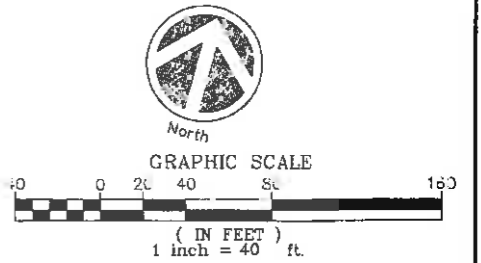
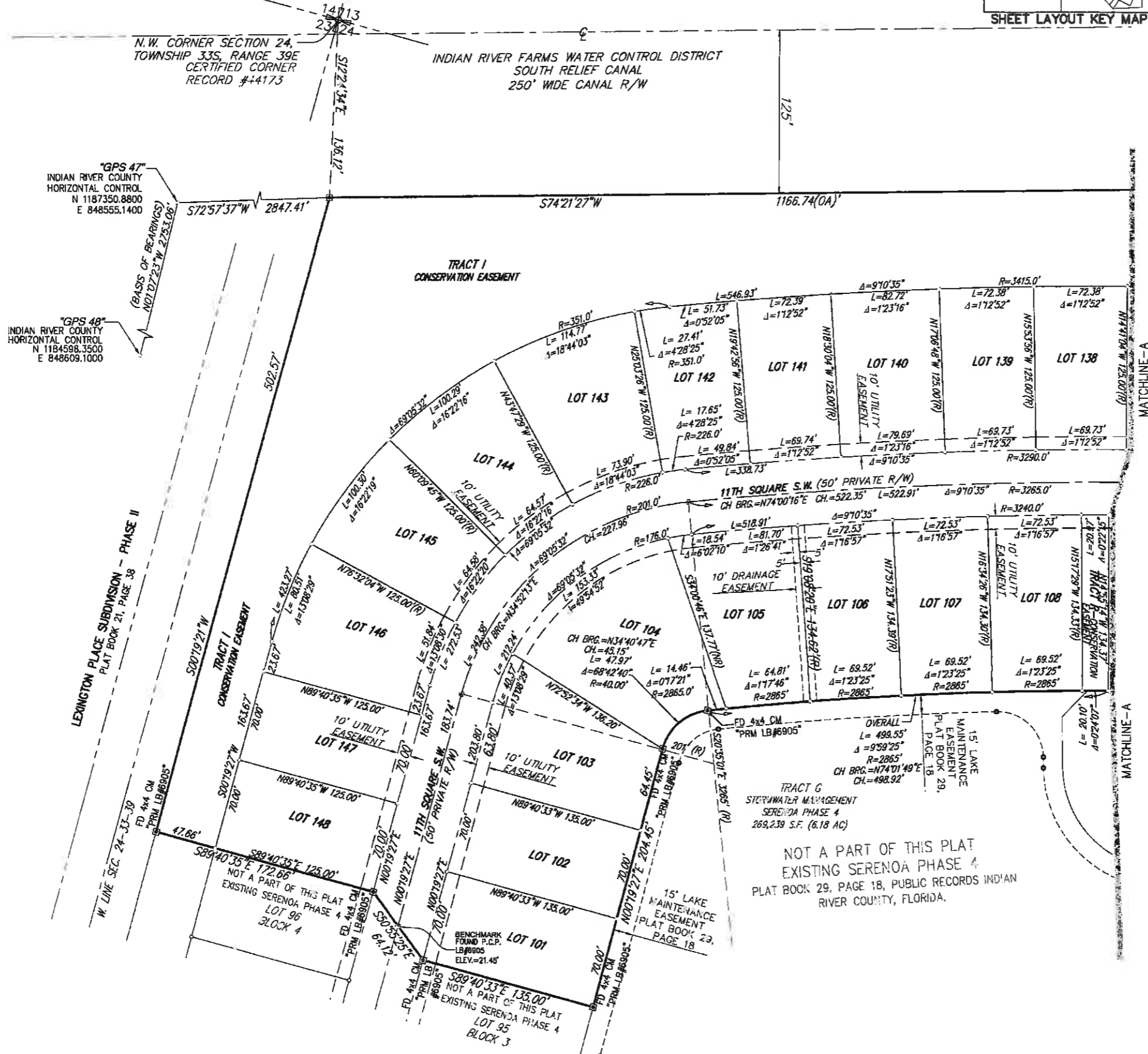
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PLAT BOOK 30  
 PAGE 11  
 DOCKET NO. 3120180051968

SHEET LAYOUT KEY MAPS



SHEET LAYOUT KEY MAPS

**ABBREVIATIONS:**

- CA. - CENTRAL ANGLE OF CURVE
- R. - RADIUS OF CURVE
- L. - LENGTH OF CURVE
- Δ - DELTA OF CURVE
- CH BRG. - CHORD OF CURVE, DIRECTION
- CH. - CHORD OF CURVE, LENGTH
- R/W - RIGHT-OF-WAY
- CL - CENTERLINE
- SEC - SECTION
- P.B. - PLAT BOOK
- O.A. - OVERALL
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- (OA) - OVERALL
- P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
- P.R.S.L.C.F. - PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
- I.R.F.W.C.D. - INDIAN RIVER FARMS WATER CONTROL DISTRICT
- (R) - RADIAL
- (NR) - NOT RADIAL
- FD - FOUND
- CM - CONCRETE MONUMENT

**MONUMENT LEGEND**

- ⊙ SET PERMANENT REFERENCE MONUMENT (PRM)
- PARCEL CORNER MARKER
- SET 5/8" REBAR AND CAP "LB-6905"
- PERMANENT CONTROL POINT
- SET PARKER KALON NAIL & DISK "PCP-LB-6905"
- 15" LAKE MAINTENANCE EASEMENT CORNER
- NO CORNER SET, FOR REFERENCE ONLY

NOT A PART OF THIS PLAT  
 EXISTING SERENOA PHASE 4  
 PLAT BOOK 29, PAGE 18, PUBLIC RECORDS INDIAN RIVER COUNTY, FLORIDA.

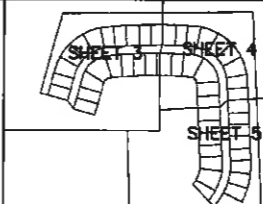
PREPARED BY: CHARLES H. BLANCHARD, PSAM6755  
 MERIDIAN LAND SURVEYORS 6905  
 DATE OF PREPARATION: 7/13/18

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A  
**MERIDIAN**  
 LAND SURVEYORS  
 1717 INDIAN RIVER BLVD, SUITE 201  
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SHEET  
**3 of 5**

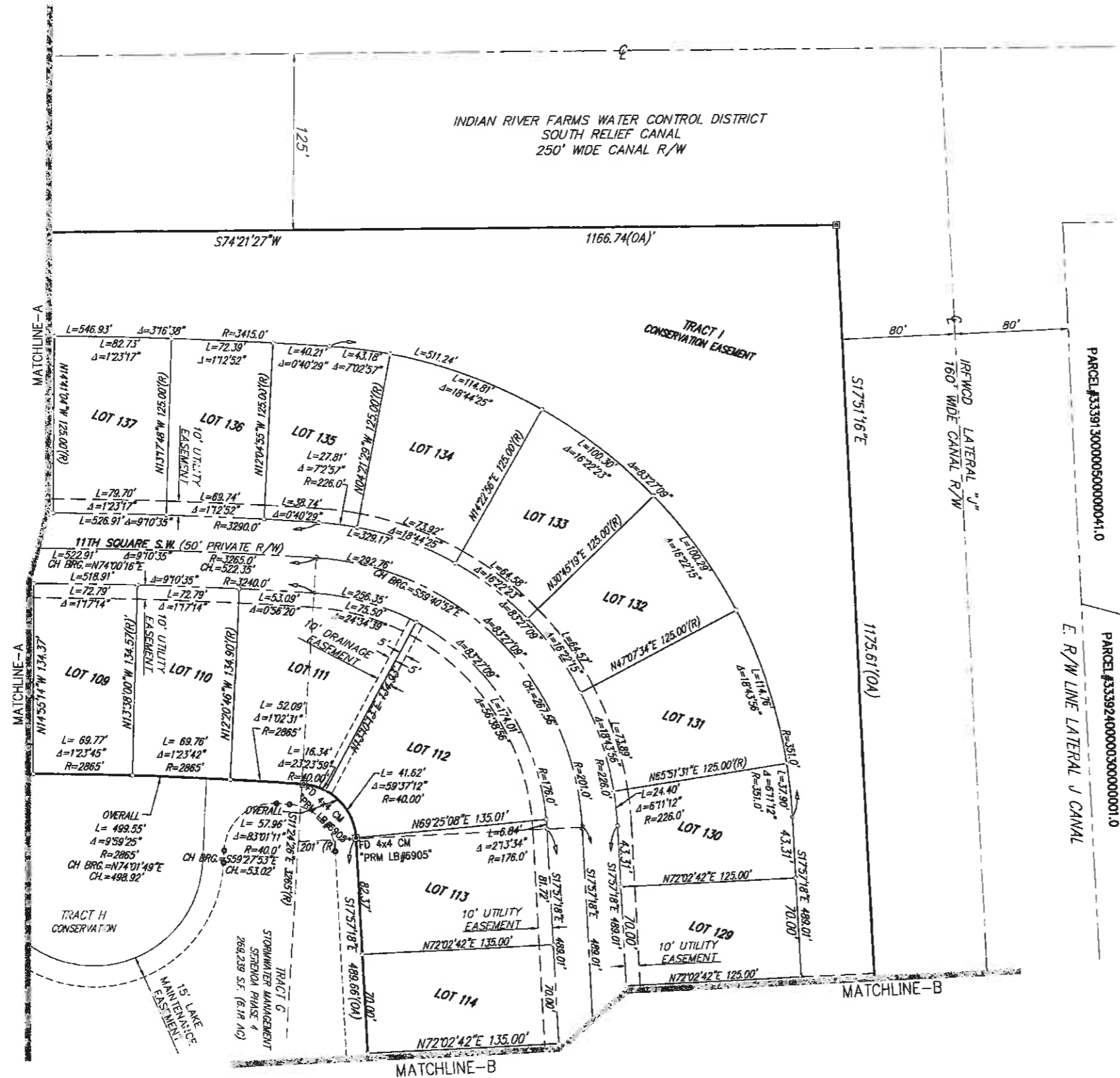
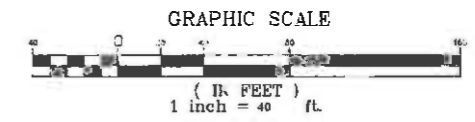
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PLAT BOOK 30  
 PAGE 12  
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PREPARED BY: CHARLES H. BLANCHARD, PSM#5765  
 MERIDIAN LAND SURVEYORS 8905  
 DATE OF PREPARATION: 7/13/16

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SHEET  
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