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

November 21, 2014

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

RE: **Serenoa Phase II Final Plat**
SD-13-11-04 / 98110046-72714

Dear Mr. Schulke:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of November 18, 2014, and was subsequently recorded at Plat Book 27, Pages 8-11. 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 772-226-1235 or jmccoy@ircgov.com

Sincerely,

Maria Boudreau for

John W. McCoy, AICP
Chief, Current Development

Attachment: Copy of Recorded Plat

cc: Stan Boling, AICP (via e-mail)
Kelly McKinley (via e-mail)
Bill DeBraal (via e-mail)
Nancy Mossali (via e-mail)
David Hays, P.E. (via e-mail)
David W. Schryver, P.S. M. (via e-mail)
Bill Handler (via e-mail)
Charles H. Blanchard (via e-mail)

SERENOA PHASE 2

A REPLAT OF A PORTION OF SERENOA PHASE 1, AS RECORDED IN PLAT BOOK 21 PAGE 18, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LYING IN SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA ALSO BEING IN PART A REPLAT OF PORTIONS OF TRACT 4 AND TRACT 5, 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

PLAT BOOK 27

PAGE 8

DOCKET NO. 3120140068687

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GHO SERENOA CORP., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SERENOA PHASE 2, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS AND THE SERENOA HOME OWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THIS DEDICATION FOR THE PURPOSES SET OUT BELOW:

1) CONSERVATION TRACT C
THE CONSERVATION TRACT SHOWN HEREON AS TRACT C IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FLORIDA FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION IN ACCORDANCE WITH SECTION §704.06 FLA. STAT., (2014). TRACT C SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SERENOA HOME OWNERS ASSOCIATION, INC.

2) UTILITY EASEMENTS
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE COUNTY.

3) LAKE MAINTENANCE EASEMENT
THE LAKE MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SERENOA HOME OWNERS ASSOCIATION, INC., FOR GENERAL MAINTENANCE OF THE LAKE AND ALSO FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO ACCESS, USE AND DRAIN INTO THE LAKE MAINTENANCE & DRAINAGE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE LAKE MAINTENANCE & DRAINAGE EASEMENTS.

4) DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SERENOA HOME OWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO ACCESS, USE AND DRAIN INTO THE DRAINAGE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON SAID DRAINAGE EASEMENTS FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE COUNTY.

5) RECREATION/LANDSCAPE/DRAINAGE TRACTS
THE RECREATION / LANDSCAPE/DRAINAGE AREAS AS SHOWN ON THIS PLAT AS TRACTS D AND E, ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SERENOA HOME OWNERS ASSOCIATION, INC.

6) STORMWATER MANAGEMENT TRACT "A"
THE STORMWATER MANAGEMENT TRACT A, AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO SERENOA HOME OWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SERENOA HOME OWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

7) TRACTS B1 AND B2
TRACTS B1 AND B2 ARE RESERVED FOR THE USE OF AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GHO SERENOA CORPORATION FOR ITS USE AS APPROVED BY THE COUNTY.

8) LIMITED ACCESS EASEMENT
THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 22nd DAY OF OCT., 2014.

BY: ________ WITNESSES: ________
WILLIAM N. HANDLER, PRESIDENT PRINTED NAME: Debora J. Soucie
GHO SERENOA CORP., A FLORIDA CORPORATION WITNESSES: ________
PRINTED NAME: Laura Vogurtia

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October 2014.

BY ________, WILLIAM N. HANDLER, PRESIDENT OF GHO SERENOA CORP., A FLORIDA CORPORATION.

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ________ AS IDENTIFICATION.

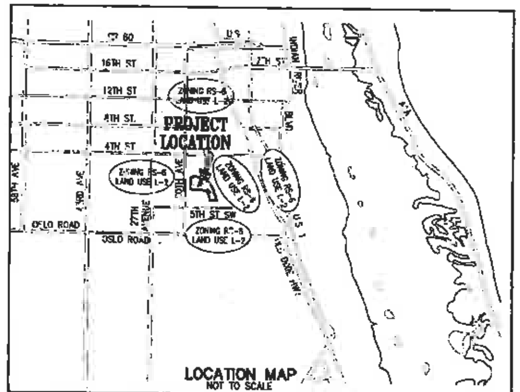
NOTARY PUBLIC: ________ COMMISSION #: FF 052049
PRINTED NAME: Debora J. Soucie MY COMMISSION EXPIRES: 10/20/17

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE SERENOA HOME OWNERS ASSOCIATION, INC. HEREBY ACCEPTS EACH AND EVERY DEDICATION CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE CONSERVATION TRACT C, LAKE MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, RECREATION/DRAINAGE/LANDSCAPE TRACTS AND STORMWATER MANAGEMENT TRACTS A.

BY ________ WITNESSES: ________
WILLIAM N. HANDLER, PRESIDENT PRINTED NAME: Debora J. Soucie
SERENOA HOME OWNERS ASSOCIATION, INC. WITNESSES: ________
PRINTED NAME: Laura Vogurtia



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 2014, BY WILLIAM N. HANDLER, PRESIDENT OF SERENOA HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: ________

PRINTED NAME: Debora J. Soucie
STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/20/17

COMMISSION NUMBER FF 052049

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 11-18-14 THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS, CONSERVATION TRACT C AND THE LIMITED ACCESS EASEMENT ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

____
~~PETER D. O'BRYAN~~ WESLEY S. DAVIS
CHAIRMAN OF THE BOARD

ATTEST: CLERK TO THE BOARD ________

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
DEPUTY COUNTY ATTORNEY ________

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED ________
JOSEPH A. BAIRD, COUNTY ADMINISTRATOR

DATE 11-20-14

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF SERENOA PHASE 2 HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED.

________ DATE 11/18/14
DAVID W. SCHRYVER, PSM, FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

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 SERENOA PHASE 2, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 21st DAY OF November, 2014 AND RECORDED ON PAGES 8-11 OF PLAT BOOK 27 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA

BY ________
JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

SURVEYOR'S NOTES

1) THIS PARCEL OF LAND APPEARS TO LIE WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0118 H, UNINCORPORATED INDIAN RIVER COUNTY, MAP EFFECTIVE DATE: DECEMBER 4, 2012.
2) THE BEARING BASE FOR THIS SURVEY IS S 00°20'46"E, ALONG THE NORTH LINE OF TRACT L-4, ACCORDING TO THE PLAT OF SERONA PHASE 1, AS RECORDED IN PLAT BOOK 21, PAGE 18 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
3) THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NAD 83 AND ARE BASED ON INDIAN RIVER COUNTY MONUMENTS "GPS 47" AND "GPS 48"
4) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM, (NAVD), OF 1988. THE PRIMARY BENCHMARK IS INDIAN RIVER COUNTY MONUMENT "GPS 848", ELEVATION = 23.65' FEET NAVD 1988.
5) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905" UNLESS OTHERWISE NOTED.
6) PARCEL CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED HSBS LB 6905.
7) TIES TO GOVERNMENT CORNERS AND INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.
8) ALL LOT LINES [illegible] (R) ARE RADIAL.

SEAL GHO SERENOA CORP.

SEAL CLERK TO THE BOARD OF COUNTY COMMISSIONERS

SEAL COUNTY SURVEYOR AND MAPPER

SEAL CHARLES H. BLANCHARD, PSM

SEAL CLERK OF THE CIRCUIT COURT

SHEET LAYOUT KEY MAPS

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER TRACT L-4, SERENOA PHASE 1, AS RECORDED IN PLAT BOOK 21, PAGE 18, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN N89°25'58"W (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID TRACT L-4, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT L-4; THENCE DEPARTING AFOREMENTIONED TRACT L-4, RUN N00°34'02"E, A DISTANCE OF 5.00 FEET; THENCE RUN N89°25'58"W, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 4TH LANE S.W. (A 50' RIGHT OF WAY); THENCE RUN N00°34'02"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 102.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°09'03", AN ARC DISTANCE OF 289.67 FEET TO THE MOST SOUTHERLY CORNER OF LOT 164, AFORESAID SERENOA PHASE 1; THENCE ON A RADIAL LINE, RUN N52°24'58"E ALONG THE SOUTHERLY LINE OF SAID LOT 164, A DISTANCE OF 120.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 164, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIAL BEARING OF S52°24'58"W, A DISTANCE OF 826.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'24", AN ARC DISTANCE OF 136.58 FEET TO THE MOST NORTHERLY CORNER OF LOT 163, AFORESAID SERENOA PHASE 1; THENCE RUN ON A RADIAL LINE S37°34'35"W, A DISTANCE OF 120.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 163, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL BEARING OF S37°34'35"W, A DISTANCE OF 405.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'35", AN ARC DISTANCE OF 268.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3975.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'49", AN ARC DISTANCE OF 420.67 FEET TO A POINT OF TANGENCY; THENCE RUN N84°24'10"W, A DISTANCE OF 84.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 11TH SQUARE S.W. (A 50' RIGHT OF WAY); THENCE RUN N05°35'50"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 217.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1028.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'14", AN ARC DISTANCE OF 206.10 FEET TO A POINT OF TANGENCY; THENCE RUN N05°55'24" W ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 104.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N72°02'42"E, A DISTANCE OF 138.03 FEET; THENCE RUN N05°55'24"W, A DISTANCE OF 29.05 TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIAL BEARING OF S05°55'24"W, A DISTANCE OF 890.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°39'43", AN ARC DISTANCE 1307.34 FEET TO POINT OF TANGENCY; THENCE RUN S17°57'16" E, A DISTANCE OF 508.58 FEET; THENCE RUN N17°25'58"W, A DISTANCE OF 206.56 FEET; THENCE RUN S00°34'02"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 15.38 ACRES MORE OR LESS.

NOTICE:

1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.

3) 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.

4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

5) PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND CITRUS GREENING HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.

6) NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

7) THIS IS A "SMALL LOT SUBDIVISION" AND SPECIAL BUILDING SETBACKS APPLY.

8) COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2023, PAGE 2224, AND ANY SUPPLEMENTAL COVENANTS, RESTRICTIONS OR RESERVATIONS ARE FILED IN OFFICIAL RECORD BOOK 2804, PAGE 1741 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

9) THE BUILDER / LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING SIDEWALKS REQUIRED ALONG HIS LOT'S FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RESPECTIVE LOT.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON DECEMBER 17, 2013 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, 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 PLACED AND ALL LOT CORNERS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND CHAPTER 913 SUBDIVISIONS AND PLATTING, OF THE INDIAN RIVER COUNTY CODE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

________ DATE 10-21-12
CHARLES H. BLANCHARD, P.S.M. FLORIDA CERTIFICATE NO. 5755
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 6905

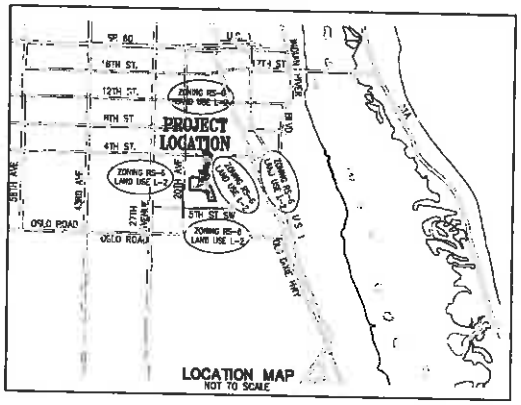
PREPARED BY: CHARLES H. BLANCHARD, PSM
MERIDIAN LAND SURVEYORS DATE: 3/28/14
REVISIONS

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL 32960 LB6905
PHONE: 772-794-1213, FAX: 772-794-1886
E-MAIL: LB6905@BELLSOUTH.NET

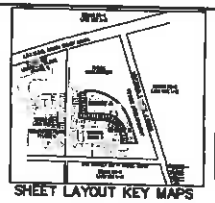
SHEET 1 of 4

SERENOA PHASE 2

A RE-PLAT OF A PORTION OF SERENOA PHASE 1, AS RECORDED IN PLAT BOOK 21 PAGE 10, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LYING IN SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA ALSO BEING IN PART A REPLAT OF PORTIONS OF TRACT 4 AND TRACT 5, 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



LOCATION MAP
NOT TO SCALE



SHEET LAYOUT KEY MAPS

PLAT BOOK 27

PAGE 9

DOCKET NO. 312014001681087

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AFFECTING THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IN FAVOR OF HARBOR COMMUNITY BANK, A FLORIDA BANKING CORPORATION, (MORTGAGE AND SECURITY AGREEMENT) RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 860, AND A MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2722, PAGE 72; ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THIS PLAT AND THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF October, 2014.

HARBOR COMMUNITY BANK

BY: _____ PRINT NAME: MICHAEL J. BROWN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF October, 2014 BY MICHAEL J. BROWN, EXECUTIVE VICE PRESIDENT OF HARBOR COMMUNITY BANK ON BEHALF OF THE BANK. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____ PRINT NAME: Vanessa M. Pierson

COMMISSION NO.: _____ EXPIRATION DATE: _____

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF GHO SERENOA CORP., A FLORIDA CORPORATION, AND APPARENT RECORD TITLE IS HELD BY GHO SERENOA CORP. AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY §197.192, FLORIDA STATUTES. THERE ARE MORTGAGES, LIENS, SECURITY INTEREST OR OTHER SUCH ENCUMBRANCES AGAINST THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT AND MORE FULLY DESCRIBED BELOW:

1. MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING) RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 2337, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
2. COLLATERAL ADDITION AND MORTGAGE SPREADER AGREEMENT IN FAVOR OF SEACOAST NATIONAL BANK, A NATIONAL BANKING INSTITUTION RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 2337; OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
3. MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF HARBOR COMMUNITY BANK, A FLORIDA BANKING CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 860, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
4. MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF HARBOR COMMUNITY BANK, A FLORIDA BANKING CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2722, PAGE 72; OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
5. MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2023, PAGE 2224 AND AS AMENDED IN OFFICIAL RECORDS BOOK 2329, PAGE 2069, OFFICIAL RECORDS BOOK 2502, PAGE 733, OFFICIAL RECORDS BOOK 2619, PAGE 944, AND OFFICIAL RECORDS BOOK 2690, PAGE 2275; ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
6. BILL OF SALE OF UTILITY FACILITIES TO INDIAN RIVER COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2089, PAGE 237, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

BY: _____ DATE: Oct. 23, 2014

BARRY A. SEGAL, ESQUIRE, FLORIDA BAR NUMBER: 79723
BARRY A. SEGAL, P.A.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AFFECTING THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IN FAVOR OF SEACOAST NATIONAL BANK, A NATIONAL BANKING INSTITUTION, (A MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING) RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 2337, AND A COLLATERAL ADDITION AND MORTGAGE SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 2337; ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE PLAT AND THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK H/S CAUSED THE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF October, 2014.

SEACOAST NATIONAL BANK

BY: _____ PRINT NAME: JOSEPH L. DOUSI, JR.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF October, 2014 BY JOSEPH L. DOUSI, JR., VICE PRESIDENT OF SEACOAST NATIONAL BANK ON BEHALF OF THE BANK. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____ PRINT NAME: Laura Vegueria

COMMISSION NO.: FF149206 EXPIRATION DATE: 9/20/2015

SEAL

SEAL
SEACOAST NATIONAL BANK

PREPARED BY: CHARLES H. BLANCHARD, PSM
MERIDIAN LAND SURVEYORS DATE: 3/28/14

REVISIONS

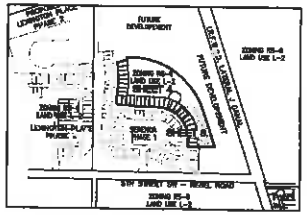
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. - D/B/A
MERIDIAN LAND SURVEYORS
1787 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960
PHONE: 772-794-4312, FAX: 772-794-9006
E-MAIL: LS@MERIDIANSOUTHEAST

SHEET 2 of 4

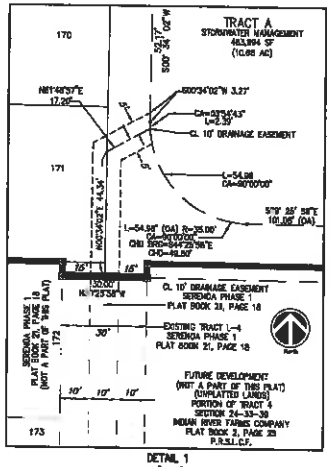
SERENOA PHASE 2

A RE-PLAT OF A PORTION OF SERENOA PHASE 1, AS RECORDED IN PLAT BOOK 21 PAGE 18, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LYING IN SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA ALSO BEING IN PART A REPLAT OF PORTIONS OF TRACT 4 AND TRACT 5, 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

PLAT BOOK 27
PAGE 10
DOCKET NO. 312014000068687



SHEET LAYOUT KEY MAPS



DETAIL 1
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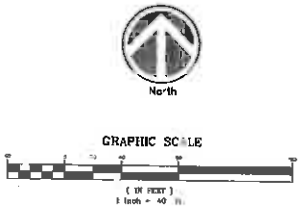

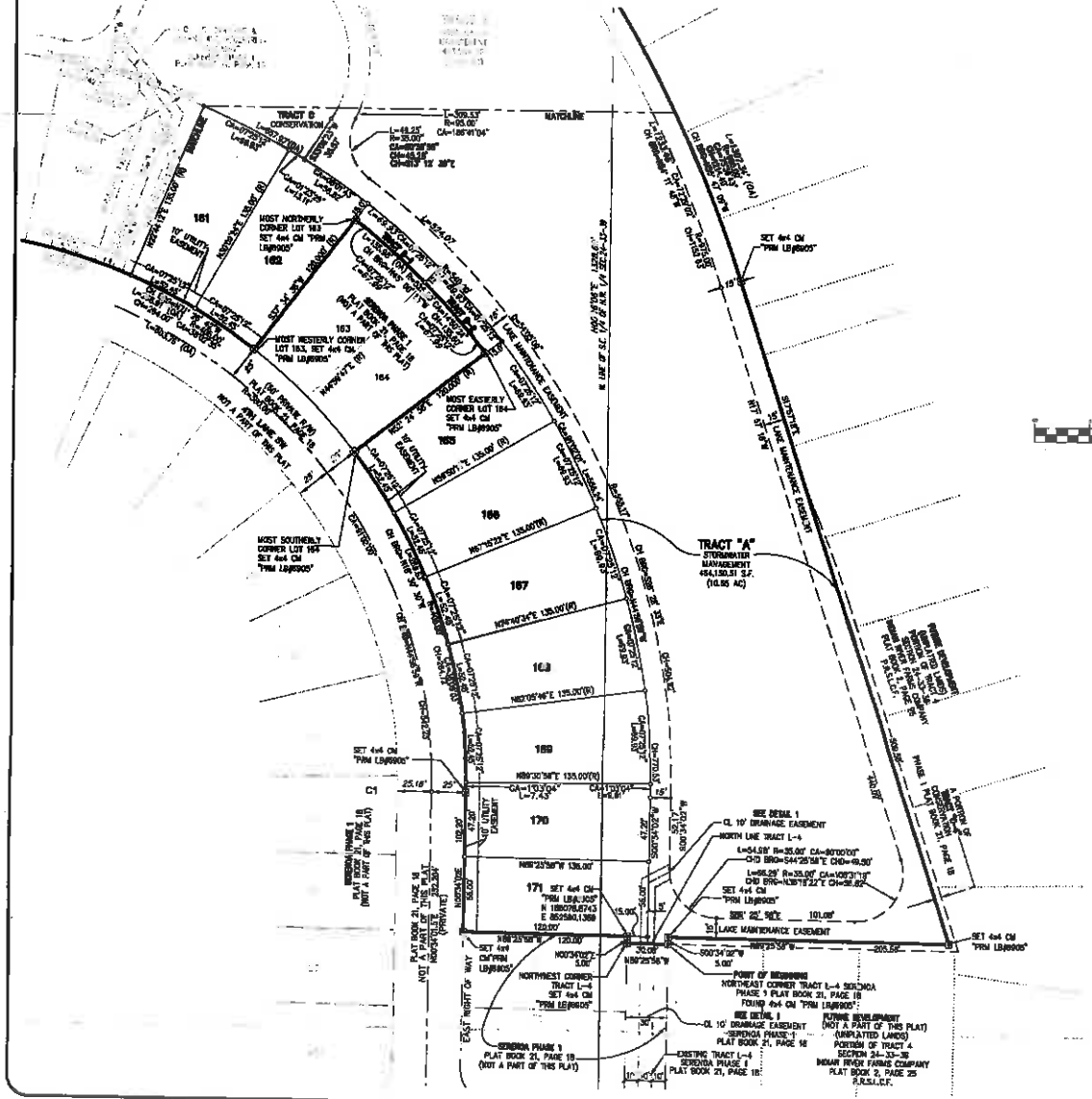

ABBREVIATIONS:

CA. – CENTRAL ANGLE OF CURVE
R. – RADIUS OF CURVE
L – LENGTH OF CURVE
CH BRG. – CHORD OF CURVE, DIRECTION
R/W – RIGHT-OF-WAY
CL – CENTERLINE
SEC – SECTION
P.B. – PLAT BOOK
O.A. – OVERALL
PRM – PERMANENT REFERENCE MONUMENT
PCP – PERMANENT CONTROL POINT
CH. – CHORD OF CURVE, LENGTH
(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.C.W.C. – 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"

EASEMENT LEGEND:

D.A.E. – DRAINAGE AND ACCESS EASEMENT
D.E. – DRAINAGE EASEMENT
D.M.E. – DRAINAGE AND MAINTENANCE EASEMENT
P.E. – PEDESTRIAN EASEMENT
L.A.E. – LIMITED ACCESS EASEMENT
R/L/D – RECREATION/ LANDSCAPE/DRAINAGE

PREPARED BY: CHARLES H. BLANCHARD, PSM
MERIDIAN LAND SURVEYORS
DATE:

REVISIONS

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
717 INDIAN RIVER BLVD, SUITE 241
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-3535, FAX: 772-794-3534
E-MAIL: LB#6905@LSBOUTS.NET

SHEET 3 of 4

SERENOA PHASE 2

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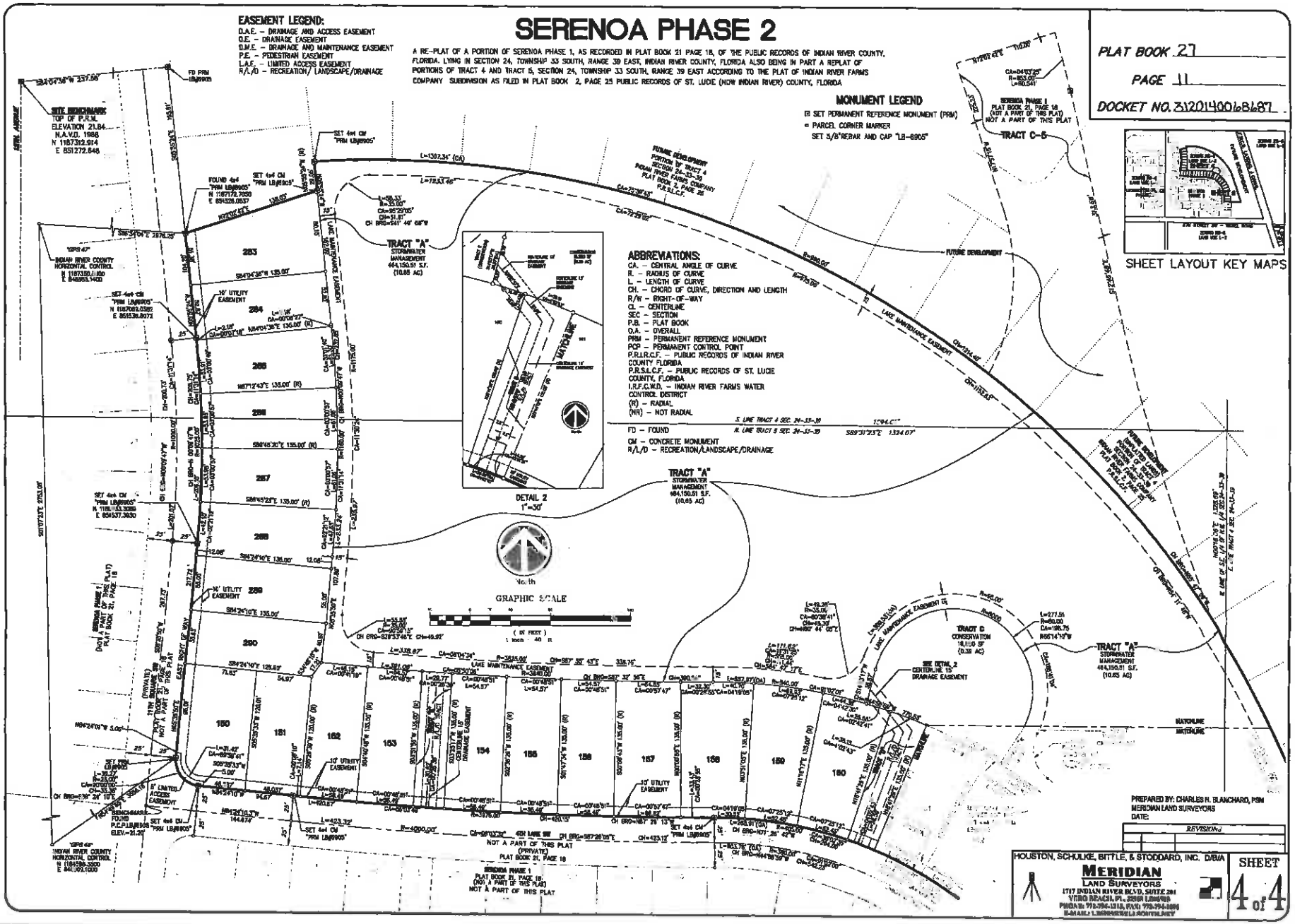
PLAT BOOK 27
PAGE 11
DOCKET NO. 312014001686B7

EASEMENT LEGEND:

D.A.E. – DRAINAGE AND ACCESS EASEMENT
D.E. – DRAINAGE EASEMENT
D.M.E. – DRAINAGE AND MAINTENANCE EASEMENT
P.E. – PEDESTRIAN EASEMENT
L.A.E. – LIMITED ACCESS EASEMENT
R/L/D – RECREATION/ LANDSCAPE/DRAINAGE

MONUMENT LEGEND

⊠ SET PERMANENT REFERENCE MONUMENT (PRM)
▫ PARCEL CORNER MARKER
SET 5/8"REBAR AND CAP "LB-6905"

ABBREVIATIONS:

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