



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

July 21, 2017

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

RE: Serenoa Phase 4 Final Plat
SD-13-11-04 / 98110046-77525

Dear Mr. Schulke:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of July 18, 2017, and was subsequently recorded in Plat Book 29, Pages 18-22. 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,

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 W. Schryver, P.S.M. (via e-mail)
William Handler (via e-mail)
Charles Blanchard (via e-mail)

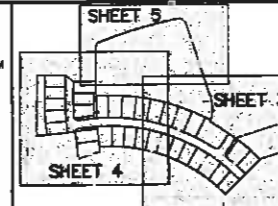
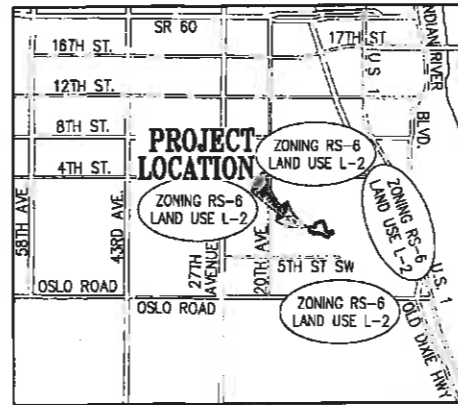
CERTIFICATE OF DEDICATION

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 4, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) STREETS AND RIGHTS-OF-WAY
ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO SERENOA HOME OWNERS ASSOCIATION, INC., FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION...
2) CONSERVATION TRACTS E, F, H & J
THE CONSERVATION TRACTS SHOWN HEREON AS TRACTS E, F, H AND J ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FLORIDA FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION...
3) 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...
4) 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...
5) 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...
8) LANDSCAPE TRACTS L, M & N
THE LANDSCAPE TRACTS AS SHOWN ON THIS PLAT AS TRACTS L, M AND N, ARE DEDICATED IN PERPETUITY TO SERENOA HOME OWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION...

SERENOA PHASE 4

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



PLAT BOOK 29
PAGE 18
DOCKET NO. 3120170042390

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE WESTERLY MOST CORNER OF LOT 43, OF THE SERENOA PHASE 3 SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 36, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS S45°26'04"W, A DISTANCE OF 990 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°03'04", AN ARC DISTANCE OF 847.54 FEET; THENCE RUN S05°55'24"E, A DISTANCE OF 29.05 FEET; THENCE RUN S72°02'43"W, A DISTANCE OF 138.03 FEET; THENCE RUN N06°55'24"W, A DISTANCE OF 185.61 FEET; THENCE RUN S84°04'38"W, A DISTANCE OF 237.58 FEET; THENCE RUN N00°19'21"E, A DISTANCE OF 369.79 FEET; THENCE RUN S89°40'35"E, A DISTANCE OF 172.68 FEET; THENCE RUN S60°55'25"E, A DISTANCE OF 84.11 FEET; THENCE RUN S89°40'33"E, A DISTANCE OF 135.00 FEET; THENCE RUN N00°19'27"E, A DISTANCE OF 204.45 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, THE RADIUS OF WHICH BEARS S89°40'33"E, A DISTANCE OF 40.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°42'40", AN ARC DISTANCE OF 47.97 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS S20°57'54"E, A DISTANCE OF 2865.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'25", AN ARC DISTANCE OF 499.55 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS S10°58'29"E, A DISTANCE OF 40.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°01'11", AN ARC DISTANCE OF 57.98 FEET; THENCE RUN S17°57'18"E, A DISTANCE OF 499.66 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, THE RADIUS OF WHICH BEARS S72°02'42"W, A DISTANCE OF 190 FEET; THENCE RUN S17°51'12"E, A DISTANCE OF 188.22 FEET; THENCE RUN N72°08'44"E, A DISTANCE OF 289.88 FEET; THENCE RUN S17°51'12"E, A DISTANCE OF 187.80 FEET; THENCE RUN S72°08'44"W, A DISTANCE OF 188.22 FEET; THENCE RUN S45°18'13"W, A DISTANCE OF 125.00 FEET; THENCE RUN S42°23'31"W, A DISTANCE OF 50.07 FEET; THENCE S45°26'04"W, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 17.57 ACRES MORE OR LESS.

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF INDIAN RIVER ST. LUCIE
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, (A MORTGAGE AND SECURITY AGREEMENT) RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 880, 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 WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF July 2017.
HARBOR COMMUNITY BANK
BY: MICHAEL J. BROWN
PRINTED NAME: Michael J. Brown

- 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 ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEYA GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, BURINAM 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 OWNER AND HIS/HER 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 CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
7) 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, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
8) THE BUILDER / LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING SIDEWALKS REQUIRED ALONG HIS LOTS' 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.

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS
STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July 2017, BY WILLIAM N. HANDLER, PRESIDENT OF GHO SERENOA CORP., A FLORIDA CORPORATION, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.
NOTARY PUBLIC: Lauren F. Harris
PRINTED NAME: Lauren F. Harris
MY COMMISSION EXPIRES: 2/17/2019
COMMISSION NUMBER: FF 176375

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 11th DAY OF July 2017.
WITNESSES: Christina Selph, Jessica L. Lauer
BY: WILLIAM N. HANDLER, PRESIDENT
GHO SERENOA CORP., A FLORIDA CORPORATION

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT ON 7-18-17 THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS AND CONSERVATION TRACTS E, F, H AND J ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, BUT NOT THE MAINTENANCE RESPONSIBILITY FOR CONSERVATION TRACTS E, F, H AND J.
JOSEPH E. FLESCHER
CHAIRMAN OF THE BOARD
ATTEST: JEFFREY R. SMITH, CLERK OF COURT AND COMPTROLLER
BY: Brandon Young
DEPUTY CLERK
APPROVED AS TO FORM AND LEGAL SUFFICIENCY
DEPUTY COUNTY ATTORNEY: William K. Bell

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July 2017 BY WILLIAM N. HANDLER, PRESIDENT OF GHO SERENOA CORP., A FLORIDA CORPORATION, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.
NOTARY PUBLIC: Lauren F. Harris
COMMISSION #: FF 176375
PRINTED NAME: Lauren F. Harris
MY COMMISSION EXPIRES: 2/17/2019

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July 2017 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: Brandon J. Kennedy
PRINT NAME: Brandon J. Kennedy
COMMISSION NO.: 66079390
EXPIRATION DATE: 7/12/2021
COUNTY SURVEYOR'S CERTIFICATE
THIS PLAT OF SERENOA PHASE 4 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.
DAVID W. SCHRYVER, P.S.M. FLORIDA CERTIFICATE NO. 4884
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

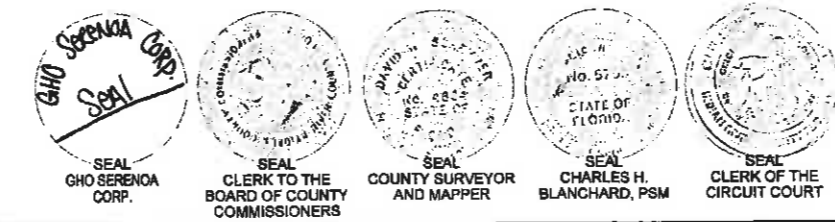
ACCEPTANCE OF DEDICATIONS
STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE SERENOA HOME OWNERS ASSOCIATION, INC. HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHTS-OF-WAY, STORMWATER MANAGEMENT TRACT G, LAKE MAINTENANCE EASEMENT, CONSERVATION TRACTS E, F, H AND J, LANDSCAPE TRACTS L, M, AND N, AND DRAINAGE EASEMENTS.
WITNESSES: Christina Selph, Jessica L. Lauer
BY: WILLIAM N. HANDLER, PRESIDENT
SERENOA HOME OWNERS ASSOCIATION, INC.

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR
EXAMINED AND APPROVED
DATE 7-18-17
JASON E. BROWN, COUNTY ADMINISTRATOR

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 4, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 29th DAY OF July 2017 AND RECORDED ON PAGE 18 OF PLAT BOOK 29 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.
BY: Brandon Young
DEPUTY CLERK OF CIRCUIT COURT
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 120119C0357 H, UNINCORPORATED INDIAN RIVER COUNTY, FLORIDA. MAP EFFECTIVE DATE: DECEMBER 4, 2012.
2) THE BEARING BASE FOR THIS SURVEY IS S 89°25'58"E, ALONG THE CENTERLINE OF 11TH SQUARE S.W., ACCORDING TO THE PLAT OF SERENOA 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 #48", 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 LABELED (R) ARE RADIAL.

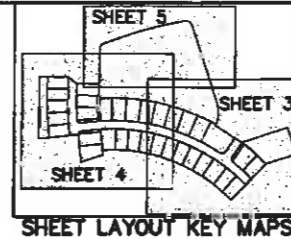
SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON AUGUST 10, 2016 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES AS AMENDED; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT CONTROL POINTS, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND ALL LOT CORNERS WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF RECORDED OF THIS PLAT AND AN AFFIDAVIT RECORDED WHEN SET AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED, 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 7-11-17
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#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
SHEET 1 of 5

SERENOA PHASE 4

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

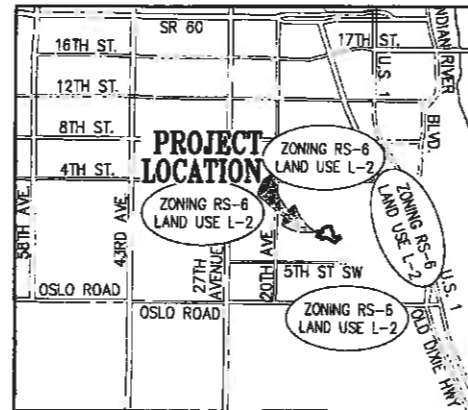


PLAT BOOK 29
 PAGE 19
 DOCKET NO. 3120170042390

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, AS AMENDED. THE MORTGAGES, LIENS, SECURITY INTEREST OR OTHER SUCH ENCUMBRANCES ARE LISTED BELOW.

- 1) 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.
- 2) 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.
- 3) CONCURRENCY ACKNOWLEDGEMENT AGREEMENT FOR SINGLE PHASE SITE PLANS AND COMMERCIAL OR MULTIFAMILY PLANNED DEVELOPMENTS AS SET FORTH IN INSTRUMENT RECORDED MAY 16, 2005 IN OFFICIAL RECORDS BOOK 1874, PAGE 1650, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 4) 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.
- 5) 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.
- 6) 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 31, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) 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) 38 THROUGH 38, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 8) 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.
- 9) EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 375 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 10) DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION, WHICH CONTAINED PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED APRIL 25, 2008 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, 2008 IN BOOK 2328, 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 2890, 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 2246; 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).
- 11) BILL OF SALE DATED AUGUST 10, 2008 AND RECORDED AUGUST 17, 2008 IN OFFICIAL RECORDS BOOK 2069, PAGE 237, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 12) MORTGAGE AND SECURITY AGREEMENT RECORDED OCTOBER 15, 2013 IN OFFICIAL RECORDS BOOK 2711, PAGE 880 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



LOCATION MAP
 NOT TO SCALE

BY:  DATE: July 12 2013
 BARRY G. SEGAL, ESQUIRE, FLORIDA BAR NUMBER: 79723
 BARRY G. SEGAL, P.A.

PREPARED BY: CHARLES H. BLANCHARD, PSM#6755
 MERIDIAN LAND SURVEYORS 8905
 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@BELL-SOUTH.NET



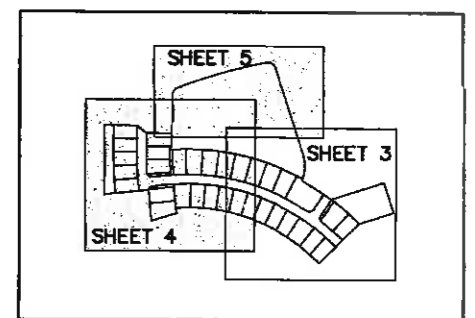
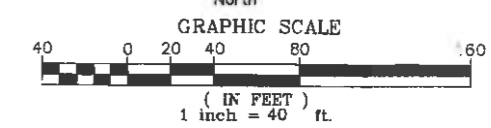
SHEET

2 of 5

SERENOA PHASE 4

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

PLAT BOOK 29
 PAGE 20
 DOCKET NO. 3120170042390

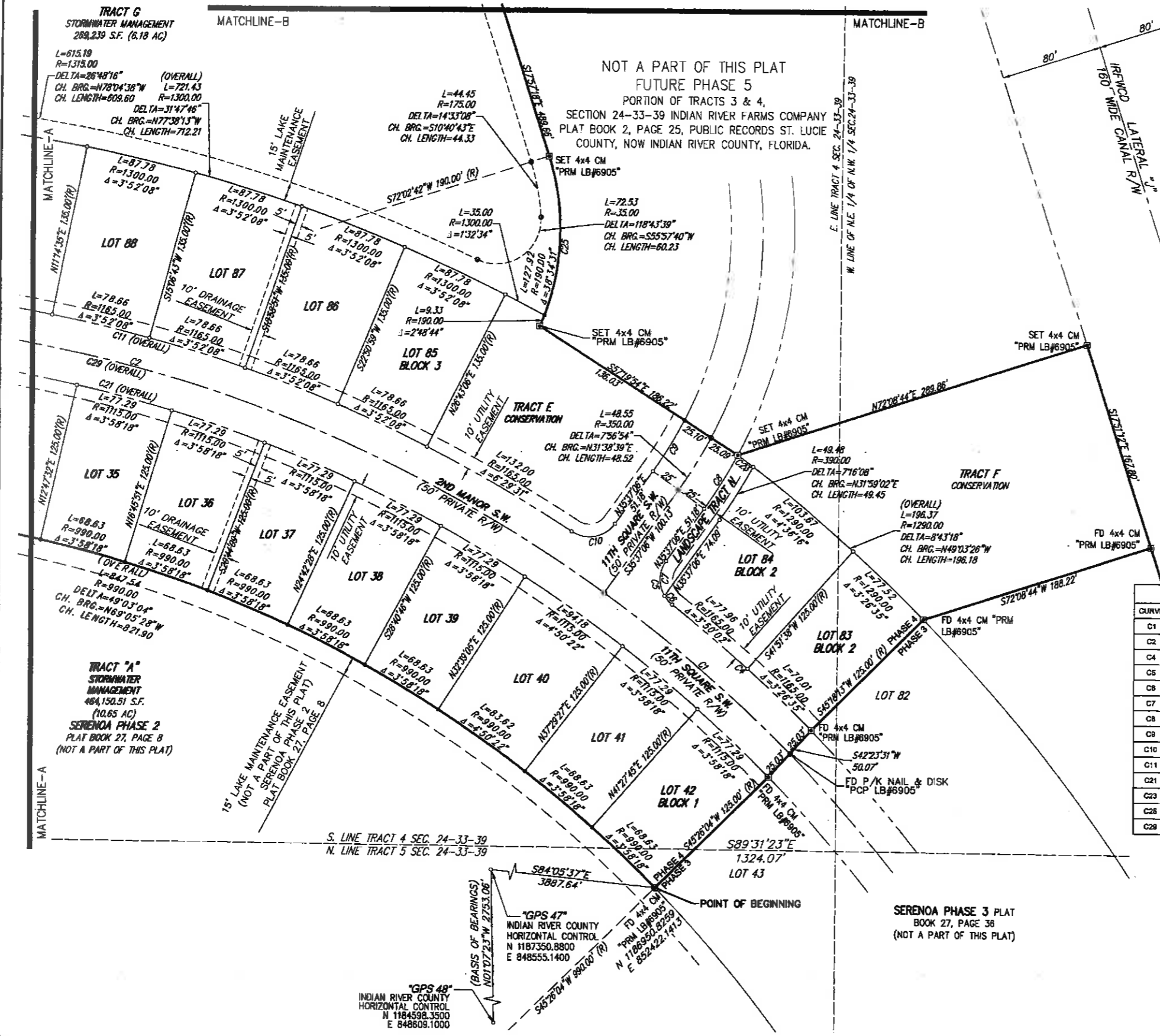


SHEET LAYOUT KEY MAPS

- ABBREVIATIONS:**
- CA - CENTRAL ANGLE OF CURVE
 - R - RADIUS OF CURVE
 - L - LENGTH OF CURVE
 - Δ - DELTA OF CURVE
 - CH BRG. - CHORD OF CURVE, DIRECTION
 - 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
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 - P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
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 - I.R.F.W.C.D. - INDIAN RIVER FARMS WATER CONTROL DISTRICT
- (R) - RADIAL
 (NR) - NOT RADIAL
 FD - FOUND
 CM - CONCRETE MONUMENT

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	193.88'	1140.00'	9°44'57"	N49°30'25"W	193.74'
C2	828.55'	1140.00'	41°32'30"	N75°09'07"W	808.58'
C4	147.97'	1195.00'	7°18'38"	N48°20'08"W	147.87'
C5	38.22'	25.00'	87°55'32"	S81°10'38"E	34.80'
C8	9.24'	25.00'	21°10'12"	S41°23'18"E	9.18'
C7	28.98'	25.00'	88°28'19"	S2°24'27"W	27.39'
C8	48.84'	375.00'	7°38'52"	N31°48'40"E	48.80'
C9	47.27'	325.00'	8°20'03"	N31°27'05"E	47.23'
C10	38.22'	25.00'	87°58'32"	N78°24'51"E	34.80'
C11	795.71'	1185.00'	39°08'01"	N78°21'23"W	780.35'
C21	998.44'	1115.00'	51°21'28"	N70°14'40"W	988.32'
C23	15.18'	1290.00'	0°40'27"	N63°04'52"W	15.18'
C25	137.25'	190.00'	41°23'15"	N2°44'20"E	134.28'
C29	1020.52'	1140.00'	51°17'27"	N70°16'40"W	988.78'

- 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



"GPS 48"
 INDIAN RIVER COUNTY
 HORIZONTAL CONTROL
 N 1184598.3500
 E 848809.1000

"GPS 47"
 INDIAN RIVER COUNTY
 HORIZONTAL CONTROL
 N 1187350.8800
 E 848555.1400

SERENOA PHASE 3 PLAT
 BOOK 27, PAGE 36
 (NOT A PART OF THIS PLAT)

PREPARED BY: CHARLES H. BLANCHARD, PSM#5755
 MERIDIAN LAND SURVEYORS 6805
 DATE OF PREPARATION: 7/13/18

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@BELL.SOUTH.NET

SHEET
3 of 5

SERENOA PHASE 4

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

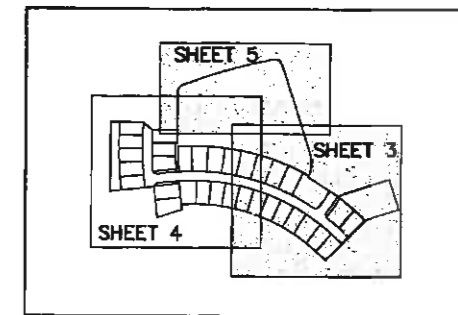
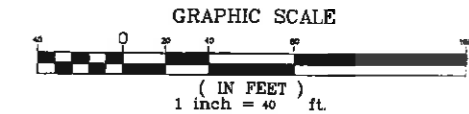
PLAT BOOK 29
PAGE 21
DOCKET NO. 312017004239D

NOT A PART OF THIS PLAT
FUTURE PHASE 5
PORTION OF TRACTS 3 & 4,
SECTION 24-33-39 INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25, PUBLIC RECORDS ST. LUCIE
COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA.

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C2	828.55'	1140.00'	41°32'30"	N76°09'09"W	808.66'
C3	108.04'	1000.00'	8°14'51"	S2°47'59"E	108.98'
C11	795.71'	1165.00'	39°08'01"	N76°21'23"W	780.33'
C12	15.16'	1165.00'	0°44'44"	S86°54'08"W	15.16'
C13	28.56'	1165.00'	1°27'11"	S84°40'11"W	28.54'
C14	38.88'	25.00'	81°19'30"	S50°15'38"E	36.78'
C15	28.98'	25.00'	86°28'19"	S62°42'48"E	27.38'
C16	10.87'	25.00'	24°54'11"	S17°03'00"E	10.78'
C17	83.76'	975.00'	4°55'21"	S2°08'14"E	83.74'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C18	111.78'	1025.00'	6°14'51"	S2°47'59"E	111.71'
C19	32.18'	25.00'	73°45'40"	S47°11'48"W	30.01'
C20	28.88'	25.00'	66°25'19"	S50°51'57"W	27.39'
C21	998.44'	1115.00'	51°21'28"	N70°14'40"W	988.32'
C22	38.88'	1116.00'	2°02'52"	S85°08'02"W	38.85'
C23	91.05'	836.00'	8°14'51"	S2°47'59"E	91.00'
C27	28.93'	1180.00'	1°27'11"	S84°48'11"W	28.89'
C28	39.85'	1100.00'	2°04'33"	S85°08'52"W	38.85'

Line Table		
LINE	LENGTH	BEARING
L1	15.00'	S4°28'17"E



SHEET LAYOUT KEY MAPS

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MONUMENT LEGEND

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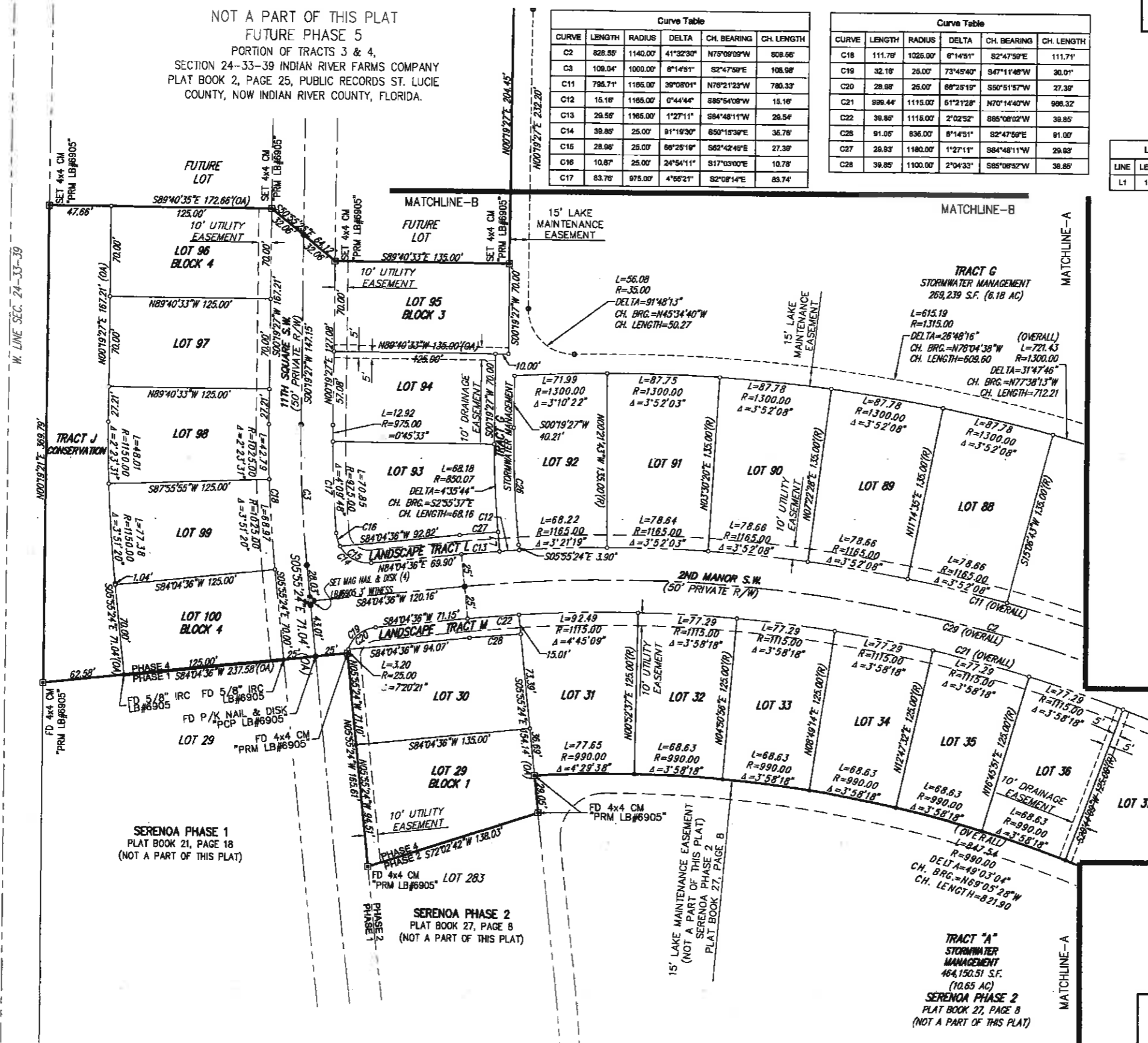
PREPARED BY: CHARLES H. BLANCHARD, PSM#6755
MERIDIAN LAND SURVEYORS 6905
DATE OF PREPARATION: 7/13/18

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A

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SHEET
4 of 5

LEXINGTON PLACE SUBDIVISION - PHASE II
PLAT BOOK 21, PAGE 38



SERENOA PHASE 1
PLAT BOOK 21, PAGE 18
(NOT A PART OF THIS PLAT)

SERENOA PHASE 2
PLAT BOOK 27, PAGE 8
(NOT A PART OF THIS PLAT)

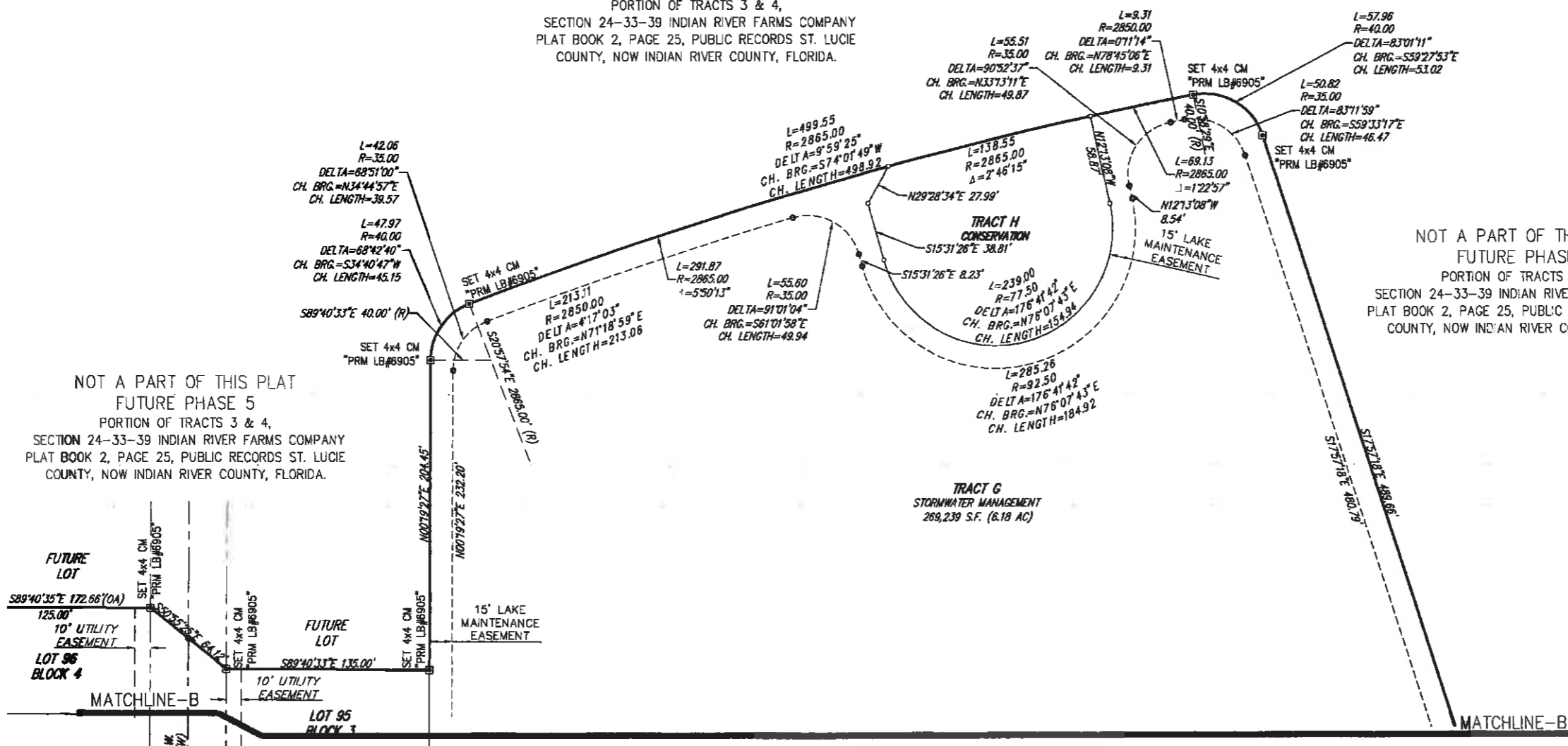
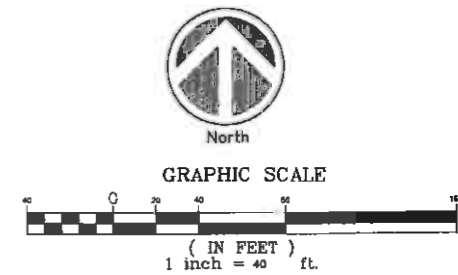
TRACT "A"
STORMWATER
MANAGEMENT
464,150.51 S.F.
(10.65 AC)
SERENOA PHASE 2
PLAT BOOK 27, PAGE 8
(NOT A PART OF THIS PLAT)

SERENOA PHASE 4

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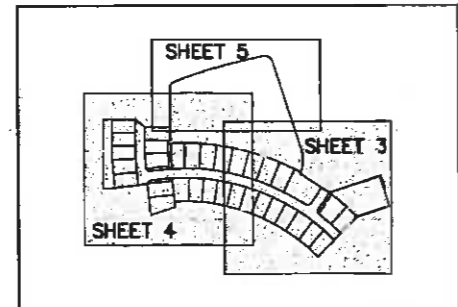
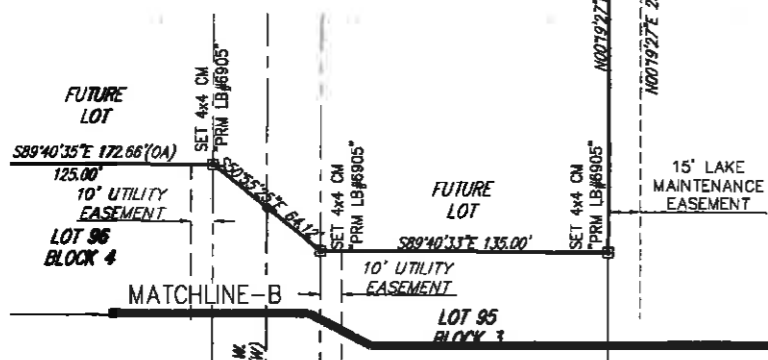
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