



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

September 25, 2015

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

RE: **Serenoa Phase 3 Final Plat**
SD-13-11-04 / 98110046-74580

Dear Mr. Schulke:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of September 15, 2015, and was subsequently recorded in Plat Book 27, Pages 36-38. 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 772-226-1239 or rsweeney@ircgov.com

Sincerely,

Ryan Sweeney
Senior Planner

Attachments: Copy of Recorded Plat

cc: Stan Boling, AICP (via e-mail)
John W. McCoy, AICP (via e-mail)
Kelly McKinley (via e-mail)
Bill DeBraal (via e-mail)
Nancy Mossali (via e-mail)
Adam Heltemes, P.E. (via e-mail)
David W. Schryver, P.S. M. (via e-mail)
Nancy Wood (via e-mail)
Vicki Johnston (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 3, 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, AND THE OWNERS AND RESIDENTS OF THE PROPOSED FUTURE PHASES OF THIS DEVELOPMENT, SAID STREETS AND RIGHTS-OF-WAY SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SERENOA HOME OWNERS ASSOCIATION, INC., ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) CONSERVATION TRACTS C, D AND K
THE CONSERVATION TRACTS SHOWN HEREON AS TRACTS C, D AND K ARE 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 FLORIDA STATUTES, AS AMENDED. TRACTS C,D AND K SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SERENOA HOME OWNERS ASSOCIATION, INC.

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, 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.

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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 24 DAY OF August 2015.

BY: [Signature]
WILLIAM N. HANDLER, PRESIDENT
GHO SERENOA CORP., A FLORIDA CORPORATION
WITNESSES: [Signatures]
PRINTED NAME: Lauren F. Hamilton
WITNESSES: [Signatures]
PRINTED NAME: JESSICA LANIER

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF August 2015.

BY: N/A
WILLIAM N. HANDLER, PRESIDENT OF GHO SERENOA CORP., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: [Signature]
COMMISSION #: FF176373
PRINTED NAME: Lauren F. Hamilton
MY COMMISSION EXPIRES: 2/17/2019

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 TRACTS C, D AND K, AND DRAINAGE EASEMENTS

BY: [Signature]
WILLIAM N. HANDLER, PRESIDENT
SERENOA HOME OWNERS ASSOCIATION, INC.
WITNESSES: [Signatures]
PRINTED NAME: Lauren F. Hamilton
WITNESSES: [Signatures]
PRINTED NAME: JESSICA LANIER

CERTIFICATE OF TITLE

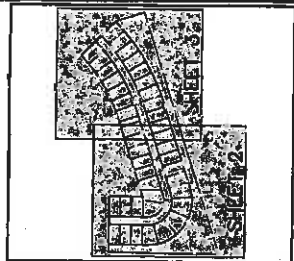
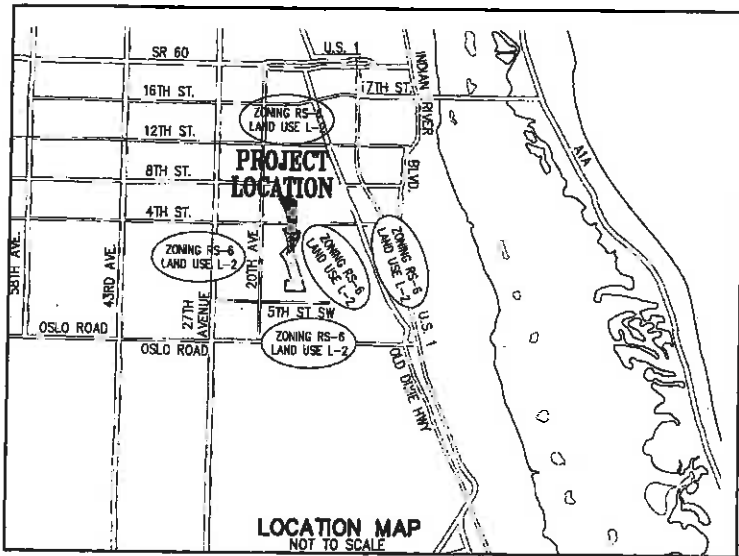
THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF GHO SERENOA CORP., A FLORIDA CORPORATION, AND APPARENT RECORD TITLE IS HELD BY GHO SERENOA CORP. AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY §187.192, FLORIDA STATUTES, AS AMENDED. THE MORTGAGES, LIENS, SECURITY INTEREST OR OTHER SUCH ENCUMBRANCES ARE LISTED BELOW.

- 1) ALL MATTERS CONTAINED ON THE PLATS OF SERENOA, AS RECORDED IN PLAT BOOK 21, PAGE 18 (PHASE 1), PLAT BOOK 27, PAGE 8 (PHASE 2), PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
2) RESTRICTIONS IN THE FOLLOWING OFFICIAL RECORD BOOKS AND PAGES, O.R. BOOK 2804, PAGE 1741, O.R. BOOK 2890, PAGE 2275, O.R. BOOK 2819, PAGE 0944, O.R. BOOK 2329, PAGE 2089 AND O.R. BOOK 2023, PAGE 2224, O.R. BOOK 2502, PAGE 0733, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
3) RESOLUTION (INDIAN RIVER COUNTY 2014-014) OFFICIAL RECORDS BOOK 2742, PAGE 1772, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
4) EASEMENTS RECORDED IN O.R. BOOK 2734, PAGE 375 AND O.R. BOOK 907, PAGE 1719, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
5) ASSIGNMENTS RECORDED IN O.R. BOOK 2553, PAGE 800, AND O.R. BOOK 2380, PAGE 1578, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
6) BILL OF SALE FOR UTILITIES, OFFICIAL RECORD BOOK 2089, PAGE 237, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
7) CONCURRENCY ACKNOWLEDGEMENT IN OFFICIAL RECORD BOOK 1874, PAGE 1850, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
8) MORTGAGE IN FAVOR OF HARBOR COMMUNITY BANK, RECORDED IN O.R. BOOK 2711, PAGE 980, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: [Signature]
BARRY G. SEGAL, ESQUIRE
FLORIDA BAR NUMBER: 78723
DATE: August 25, 2015

SERENOA PHASE 3

A RE-PLAT OF A PORTION OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 38 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



3/20/2015 08:07:00
RECORDED IN THE PUBLIC RECORDS OF
JEFFREY R. SMITH, CLERK OF COURT
INDIAN RIVER COUNTY FL.
BK 27, PG. 36 Page 1 of 3 8/25/2015 9:05 AM
PLAT BOOK 27
PAGE 36
DOCKET NO. 3120150057991

LEGAL DESCRIPTION: SHEET LAYOUT KEY MAPS
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT L-4, SERENOA PHASE 1, AS RECORDED IN PLAT BOOK 21, PAGE 18, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN NORTH 00°35'02" EAST, A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 80°28'58" EAST, A DISTANCE OF 205.58 FEET; THENCE RUN NORTH 17°57'18" WEST, A DISTANCE OF 509.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°36'39", AN ARC DISTANCE OF 458.80 FEET; THENCE LEAVING SAID ARC, RUN ON A RADIAL LINE NORTH 45°26'04" EAST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 42°23'31" EAST, A DISTANCE OF 50.08 FEET; THENCE ON A RADIAL LINE RUN NORTH 45°18'13" EAST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 72°08'44" EAST, A DISTANCE OF 188.22 FEET; THENCE RUN SOUTH 17°51'16" EAST, A DISTANCE OF 1572.83 FEET; THENCE RUN NORTH 80°25'58" WEST, A DISTANCE OF 888.44 FEET; THENCE RUN NORTH 00°34'02" EAST, A DISTANCE OF 342.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14.49 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 ASIAN CITRUS PSYLLID 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) 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 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.

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF August 2015, 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: [Signature]
PRINTED NAME: Lauren F. Hamilton
STATE OF FLORIDA
MY COMMISSION EXPIRES: 2/17/2019
COMMISSION NUMBER: FF176373

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, (A MORTGAGE AND SECURITY AGREEMENT) RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 980, 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 25th DAY OF August 2015.

HARBOR COMMUNITY BANK
BY: [Signature]
PRINT NAME: MICHAEL J. BROWN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF August 2015 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 Personally Known AS IDENTIFICATION.

NOTARY PUBLIC: [Signature]
NAME: Brenda J. Hume
COMMISSION NO.: FF004851
DATE: 8-26-2015

CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT ON 9-15-15 THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS AND CONSERVATION TRACTS C, D AND K ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.
ATTEST: [Signature]
JEFFREY R. SMITH, CLERK OF COURT AND COMPTROLLER
BY: [Signature]
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY [Signature]

CERTIFICATE OF APPROVAL

BY COUNTY ADMINISTRATOR
EXAMINED AND APPROVED, DATE 9-16-15
[Signature]
JOSEPH A. BAIRD, COUNTY ADMINISTRATOR

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF SERENOA PHASE 3 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 9-15-15
DAVID W. SCHROVER, PSM, FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

SURVEYOR'S NOTES

- 1) THIS PARCEL OF LAND APPEARS TO LIE WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 120119C0118 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 = 23.85 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 MAY 08, 2015 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 REFERENCE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS AND PCP'S 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 8-24-15
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. L.B. 6905

Table with 2 columns: REVISIONS, REVISE PER CNTY ATTORNEY, REVISE PER FINAL COMMENTS. Row 1: 2 08/20/15 REVISE PER CNTY ATTORNEY. Row 2: 1 08/08/15 REVISE PER FINAL COMMENTS.

Seals and signatures of GHO SERENOA CORP., CLERK OF COUNTY AND MAPPER CHARLES H. BLANCHARD, PSM, CLERK OF THE CIRCUIT COURT, and MERIDIAN LAND SURVEYORS.

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL 32960
PHONE: 772-394-1213, FAX: 772-394-1896
E-MAIL: L.B6905@BELLSOUTH.NET
SHEET 1 of 3

SERENOA PHASE 3

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 27

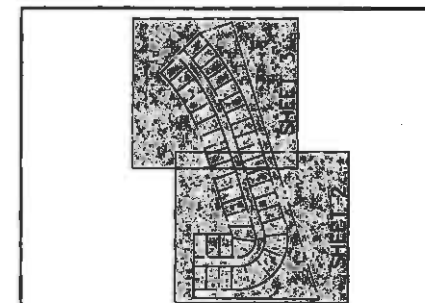
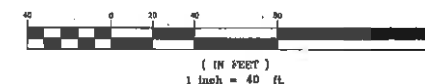
PAGE 37

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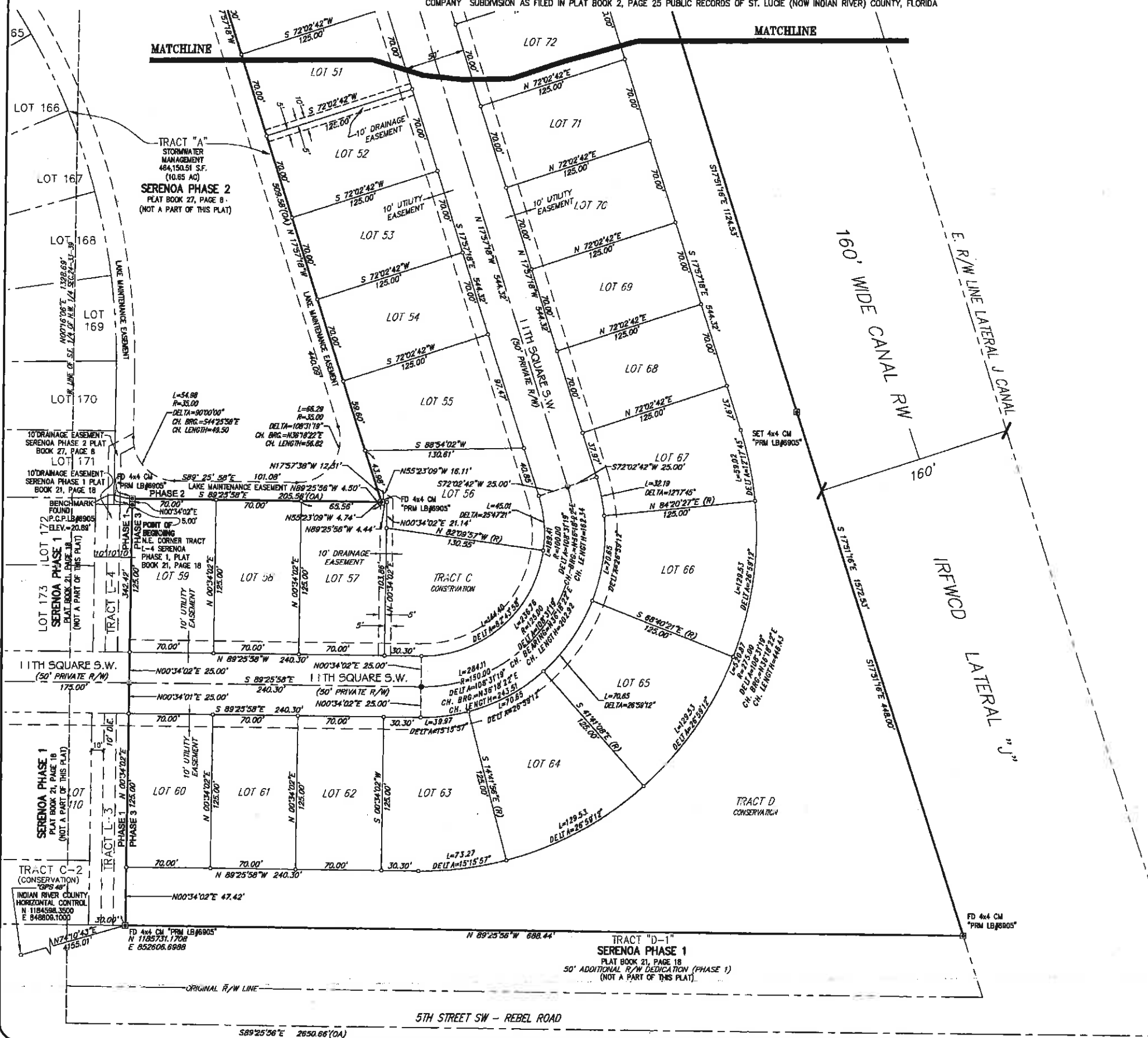


North

GRAPHIC SCALE



SHEET LAYOUT KEY MAPS



- 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.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"
- 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: 3-12-15

REVISIONS		
2	08/20/15	REVISE PER CNTY ATTORNEY
1	08/08/15	REVISE PER FINAL COMMENTS

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

MERIDIAN
 LAND SURVEYORS
 1717 INDIAN RIVER BLVD SUITE 203
 VERO BEACH, FL 32904-186905
 PHONE: 772-794-1212, FAX: 772-794-1896
 E-MAIL: L.B6905@REBELLSOUTH.NET

SHEET
2 of 3

SERENOA PHASE 3

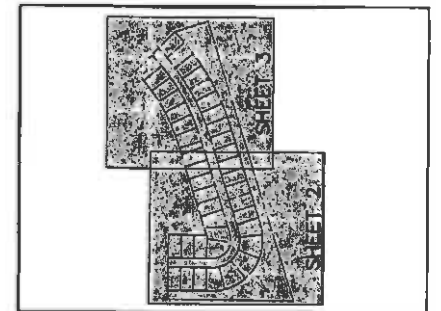
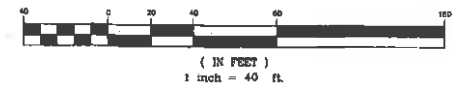
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PLAT BOOK 27
PAGE 38
DOCKET NO. 3120150057991

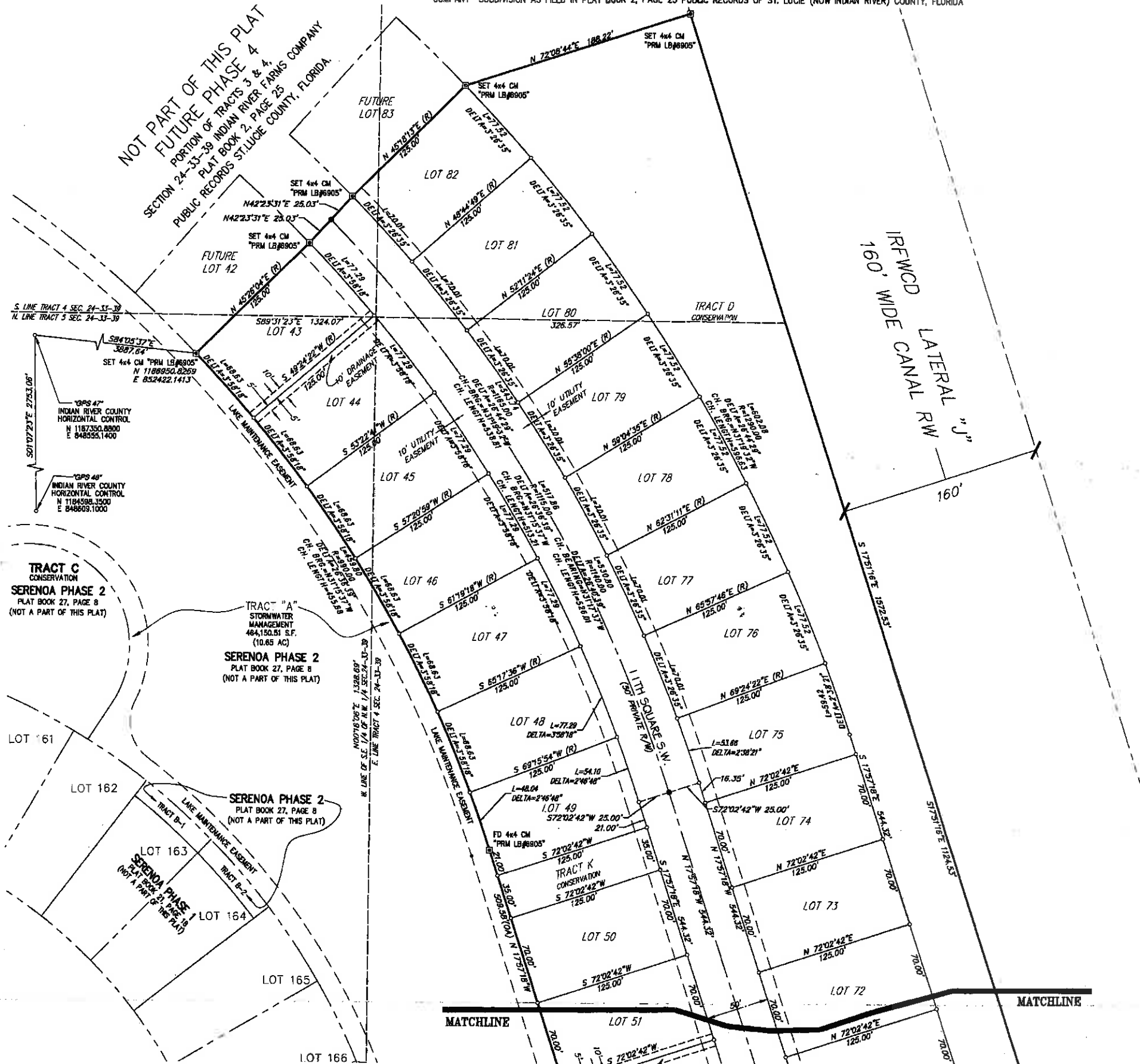


North

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 - PARCEL CORNER MARKER
 - SET 5/8" REBAR AND CAP "LB-6905"
 - PERMANENT CONTROL POINT
 - SET PARKER KALON NAIL & DISK "PCP-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: 3-12-15

REVISIONS	
2	08/20/15 REVISE PER CNTY ATTORNEY
1	08/08/15 REVISE PER FINAL COMMENTS

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

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