

This instrument prepared by
Charles W. Edgar, III, Esquire
Cherry, Edgar & Smith, P.A.
8409 N. Military Trail, Suite 123
Palm Beach Gardens, Florida 33410

CONSERVATION EASEMENT

THIS GRANT OF CONSERVATION EASEMENT, made and executed this 25th day of July, 2019, by **GRBK GHO SUMMER LAKE, LLC**, a Florida limited liability company, whose mailing address is 590 NW Mercantile Place, Port St. Lucie, Florida 34986, (hereinafter called "Grantor"), to **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, (hereinafter called "Grantee").

WITNESSETH;

WHEREAS, Grantor is the fee simple owner of certain real property situated in Indian River County, Florida, which is currently undergoing development; and

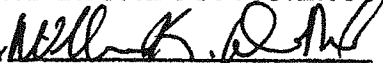
WHEREAS, Grantor finds that it is appropriate to retain certain land or water areas on Grantor's property in their natural, scenic, open, or wooded condition; retaining such areas as suitable for habitat for fish, plants, or wildlife; retaining the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance; and

WHEREAS, it may be appropriate pursuant to Indian River County Comprehensive Plan Conservation Element, Policy 6.12 to preserve certain native plant communities in viable condition with intact canopy, understory, and ground cover.

NOW, THEREFORE, Grantor, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, by these presents does hereby grant a conservation easement upon and across that real property described in Exhibit "A" to Grantee which conservation easement shall run with the land and be binding upon the owner, its heirs, successors and assigns, and remain in full force and effect, enforceable by the Grantee either by injunction or proceeding in equity or at law, said easement specifically prohibiting any of the following activities:

(a) constructing or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY 
WILLIAM K. DEBRAAL
DEPUTY COUNTY ATTORNEY

- (b) dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) removal or destruction of native trees, shrubs, or other vegetation.
- (d) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface.
- (e) surface use except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) acts or uses detrimental to the retention of land or water areas.
- (h) acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, archeological, architectural, or cultural significance.

Notwithstanding any provision to the contrary herein contained, Grantor reserves the right for certain passive recreational uses not detrimental to the health of the ecological system.

Notwithstanding any provision to the contrary herein contained, the above-stated conservation easement shall not transfer to Grantee any of the normal duties and obligations of the Grantor to maintain the fee simple property in a safe condition.

Notwithstanding any provision to the contrary herein contained, the above-stated conservation easement shall not preclude the Indian River Mosquito Control District from obtaining access to the property for the purpose of mosquito inspection, treatment, and management.

This easement shall be perpetual and shall run with the land and be binding upon all subsequent owners of the servient estate. This easement shall be assignable to other governmental bodies or agencies, charitable organizations, or trusts authorized to acquire such easements. This easement may be enforced by the Grantee by injunction or proceeding in equity or at law. This easement may be released by the Grantee to the owners of the servient estate. This easement shall be recorded and indexed in the same manner as any other instrument affecting the title to real property.

Grantor hereby covenants that it is lawfully seized of said servient land in fee simple, and that it has good right and lawful authority to convey the easements hereby established, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 25th day of July, 2019.

Signed in the presence of:

[Signature]
Witness signature

Julix P Inlard
Printed name of witness

[Signature]
Witness Signature

Laura Vequeria
Printed name of witness

GRANTOR:

GRBK GHO SUMMER LAKE, LLC,
a Florida limited liability company

By: [Signature]
William Handler, Manager

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 25th day of July, 2019 by William Handler, Manager of GRBK GHO Summer Lake, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ (passport/driver's license) as identification.



Rebecca Dima
Commission # GG060876
Expires: January 9, 2021
Bonded thru Aaron Notary

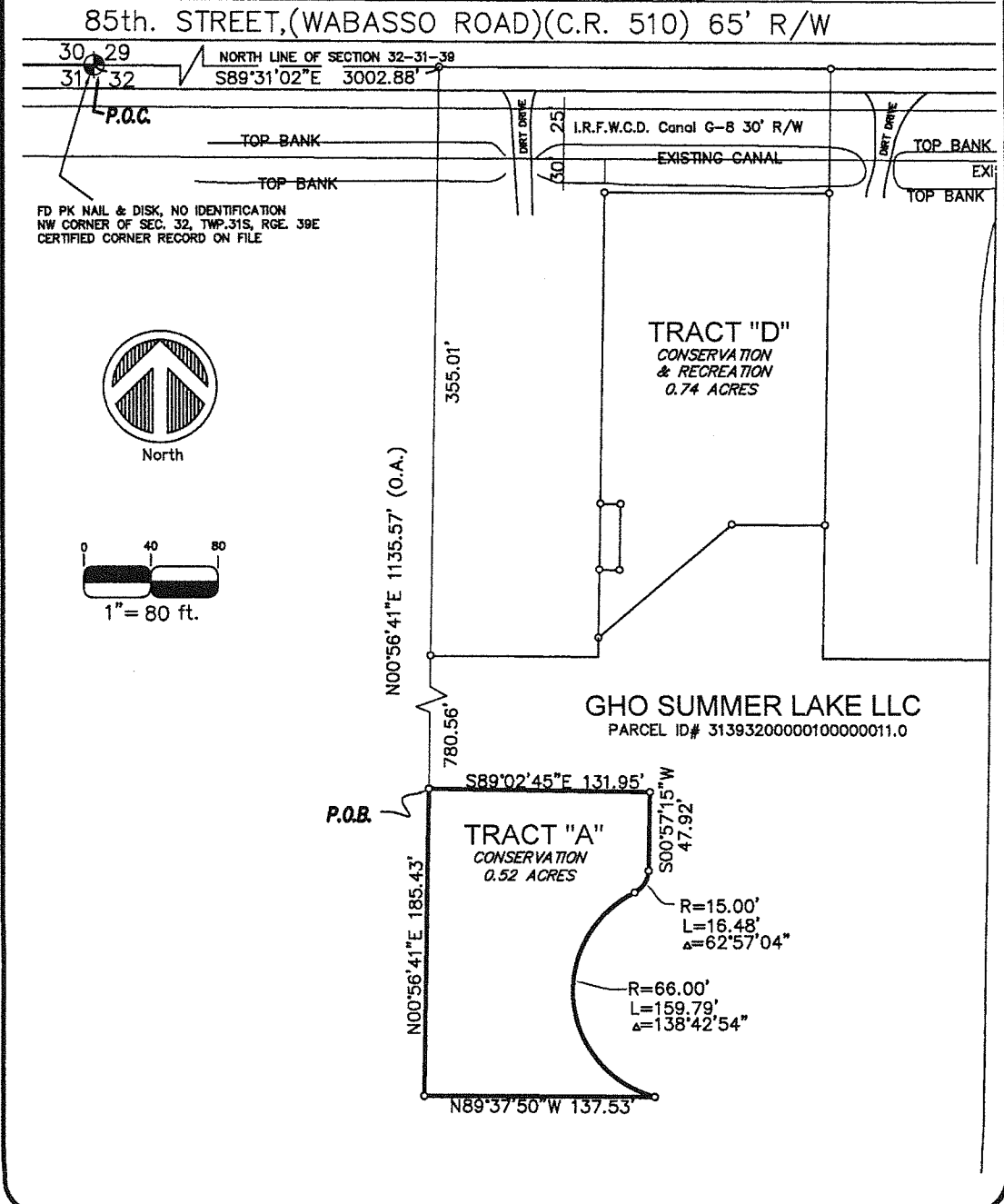
[Signature]
NOTARY PUBLIC, State of Florida

Rebecca Dima
Printed name of notary

Commission No.: GG060876
Commission Expiration: 1/9/2021

EXHIBIT "A"
ATTACHMENTS FOLLOW THIS PAGE

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)
EXHIBIT "A"



SKETCH OF DESCRIPTION OF
CONSERVATION EASEMENT



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



SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

PROJ. NO. 18-006A
DWN. BY: M.C. DATE: 8-29-19
CKD. BY: M.C.

THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF PAGE 2. PAGES 1 AND 2 ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

MB
1/19

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

Report of Survey: (Project #18-006A)

TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY

THIS SURVEY PERFORMED BY:

MERIDIAN LAND SURVEYORS LB 6905
1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
MATTHEW CROWLEY, P.S.M. 7214

EXHIBIT "A"

LEGAL DESCRIPTION OF TRACT A CONSERVATION EASEMENT:

A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN SOUTH 89°31'02" EAST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 3002.88 FEET TO THE WEST LINE OF THE WEST 100 FEET OF THE SOUTH 300 FEET OF THE NORTH 355 FEET OF SECTION 32; THENCE RUN SOUTH 00°56'41" WEST ALONG THE WEST LINE OF SAID WEST 100 FEET, A DISTANCE OF 1135.57 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN SOUTH 89°02'45" EAST, A DISTANCE OF 131.95 FEET; THENCE RUN SOUTH 00°57'15" WEST, A DISTANCE OF 47.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 62°57'04"; THENCE RUN ALONG SAID CURVE A DISTANCE OF 16.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 66.00 FEET, THROUGH A CENTRAL ANGLE OF 138°42'54"; THENCE RUN ALONG SAID CURVE A DISTANCE OF 159.79 FEET TO A POINT; THENCE RUN NORTH 89°37'50" WEST, A DISTANCE OF 137.53 FEET; THENCE RUN NORTH 00°56'41" EAST, A DISTANCE OF 185.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.52 GROSS ACRES MORE OR LESS.

Legend & Abbreviations: (symbols not scaleable for size)

- | | |
|--------------------------------------|-----------------------------|
| PLS - PROFESSIONAL LAND SURVEYOR | CR - COUNTY ROAD |
| PSM - PROFESSIONAL SURVEYOR & MAPPER | R/W - RIGHT OF WAY |
| LB - LAND SURVEYING BUSINESS | POB - POINT OF BEGINNING |
| ⊕ - CENTERLINE | POC - POINT OF COMMENCEMENT |
| (M) - MEASURED VALUE | |
| (P) - PLAT VALUE | |

NOT A BOUNDARY SURVEY

THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

[Signature]
STATE OF FLORIDA
MATTHEW CROWLEY P.S.M. 7214



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



[Handwritten initials]

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

Report of Survey: (Project #18-006D)

TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY

THIS SURVEY PERFORMED BY:

MERIDIAN LAND SURVEYORS LB 6905
1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
MATTHEW CROWLEY, P.S.M. 7214

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A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN SOUTH 89°31'02" EAST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 3236.73 FEET TO THE WEST LINE OF THE EAST 100 FEET OF THE SOUTH 300 FEET OF THE NORTH 355 FEET OF SECTION 32; THENCE RUN SOUTH 00°57'15" WEST ALONG THE WEST LINE OF SAID EAST 100 FEET, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°57'15" WEST, A DISTANCE OF 199.73 FEET; THENCE RUN NORTH 89°31'02" WEST, A DISTANCE OF 55.33 FEET; THENCE RUN SOUTH 49°19'03" WEST, A DISTANCE OF 104.70 FEET; THENCE RUN NORTH 00°56'41" EAST, A DISTANCE OF 41.09 FEET; THENCE RUN SOUTH 89°03'19" EAST, A DISTANCE OF 12.00 FEET; THENCE RUN NORTH 00°56'41" EAST, A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 89°03'19" WEST, A DISTANCE OF 12.00 FEET; THENCE RUN NORTH 00°56'41" EAST, A DISTANCE OF 187.55 FEET; THENCE RUN SOUTH 89°31'02" EAST, A DISTANCE OF 133.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.74 GROSS ACRES MORE OR LESS.

Legend & Abbreviations: (symbols not scaleable for size)

- | | |
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MERIDIAN
LAND SURVEYORS

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NOT A BOUNDARY SURVEY

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STATE OF FLORIDA
7/4/19
MATTHEW CROWLEY P.S.M. #7214

Handwritten initials