

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 14 day of July, 2026, by **GRBK GH0 HIGH POINTE, 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**").

**W I T N E S S E T H;**

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

**WHEREAS**, pursuant to Indian River County Code Section 929.05 Grantor is required to dedicate a minimum of fifteen (15) percent of the total cumulative acreage for conservation of the native plant communities which occur on-site; 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 **Exhibits "A", "B" and "C"** 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.

(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 except for exotic or nuisance species as approve in advance by Grantee.

(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. With prior permission of Grantee, Grantor may remove dead trees or palms that pose a falling risk to surrounding properties; remove excess palm fronds, leaves, pine needles or tree branches to reduce the risk of wildfires pursuant to the Grantee approved maintenance plan per Indian River County Code Section 929.05(2)(d).

Notwithstanding any provision to the contrary herein contained, Grantor shall with the approval of the Grantee place fencing along the tract boundary abutting residential lots in accordance with Indian River County Code Section 929.05(2)(c). Fencing of the same design as the fencing required in Indian River County Code Section 929.05(2)(c) may be placed along the perimeter of other areas of the Conservation Easement not abutting residential lots with the approval of the Grantee. Grantee shall not unreasonably withhold approval of said fencing.

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 as of the date first above written.

Signed in the presence of:

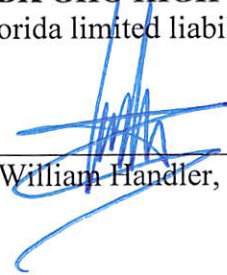
  
\_\_\_\_\_  
Witness signature  
8075 20th Street Vero Beach FL 32966

  
\_\_\_\_\_  
Printed name of witness

\_\_\_\_\_  
Witness Signature  
8075 20th Street Vero Beach FL 32966  
  
\_\_\_\_\_  
Printed name of witness

**GRANTOR:**

**GRBK GH0 HIGH POINTE, LLC,**  
a Florida limited liability company

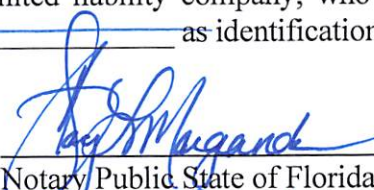
By:   
\_\_\_\_\_  
William Handler, Manager

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2026, by William N. Handler, Manager of **GRBK GH0 HIGH POINTE, LLC**, a Florida limited liability company, who is ☒ personally known to me or has ☐ produced a \_\_\_\_\_ as identification.

(Notary Seal)



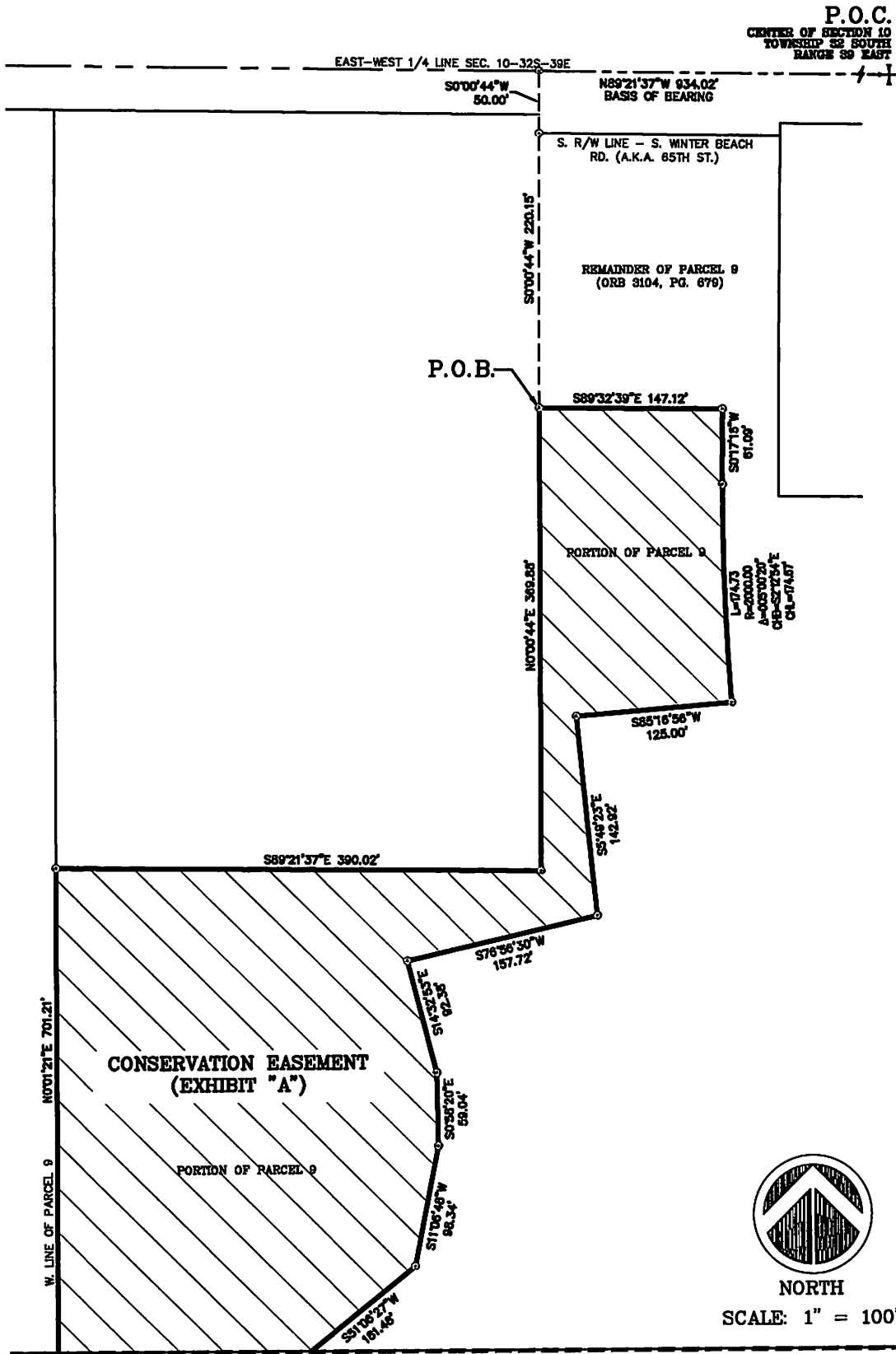
  
\_\_\_\_\_  
Notary Public State of Florida at Large  
Name Printed: Stacey L Margrander  
My Commission Expires: 12-4-2028  
Commission No.: HH 618318

**EXHIBIT "A"**

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 17-055-PH3



**MERIDIAN**  
LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM

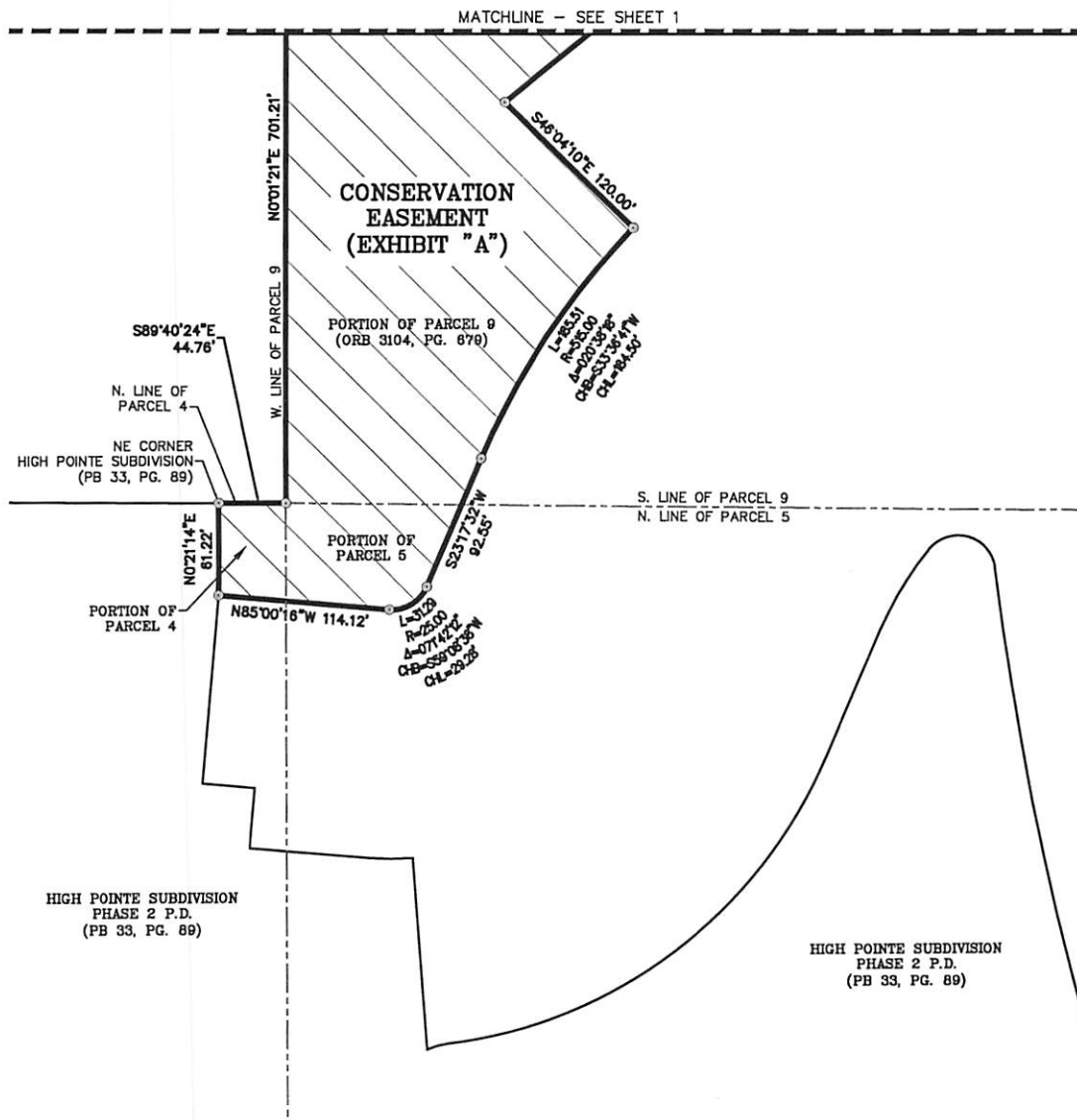


THIS SKETCH OF DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

## SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 17-055-PH3



NORTH

SCALE: 1" = 100'



**MERIDIAN**  
**LAND SURVEYORS**

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF 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 THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

**EXHIBIT "B"**

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "B"

PROJ.# 17-055-PH3

HIGH POINTE SUBDIVISION  
PHASE 2 P.D.  
(PB 33, PG. 89)



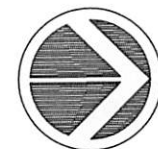
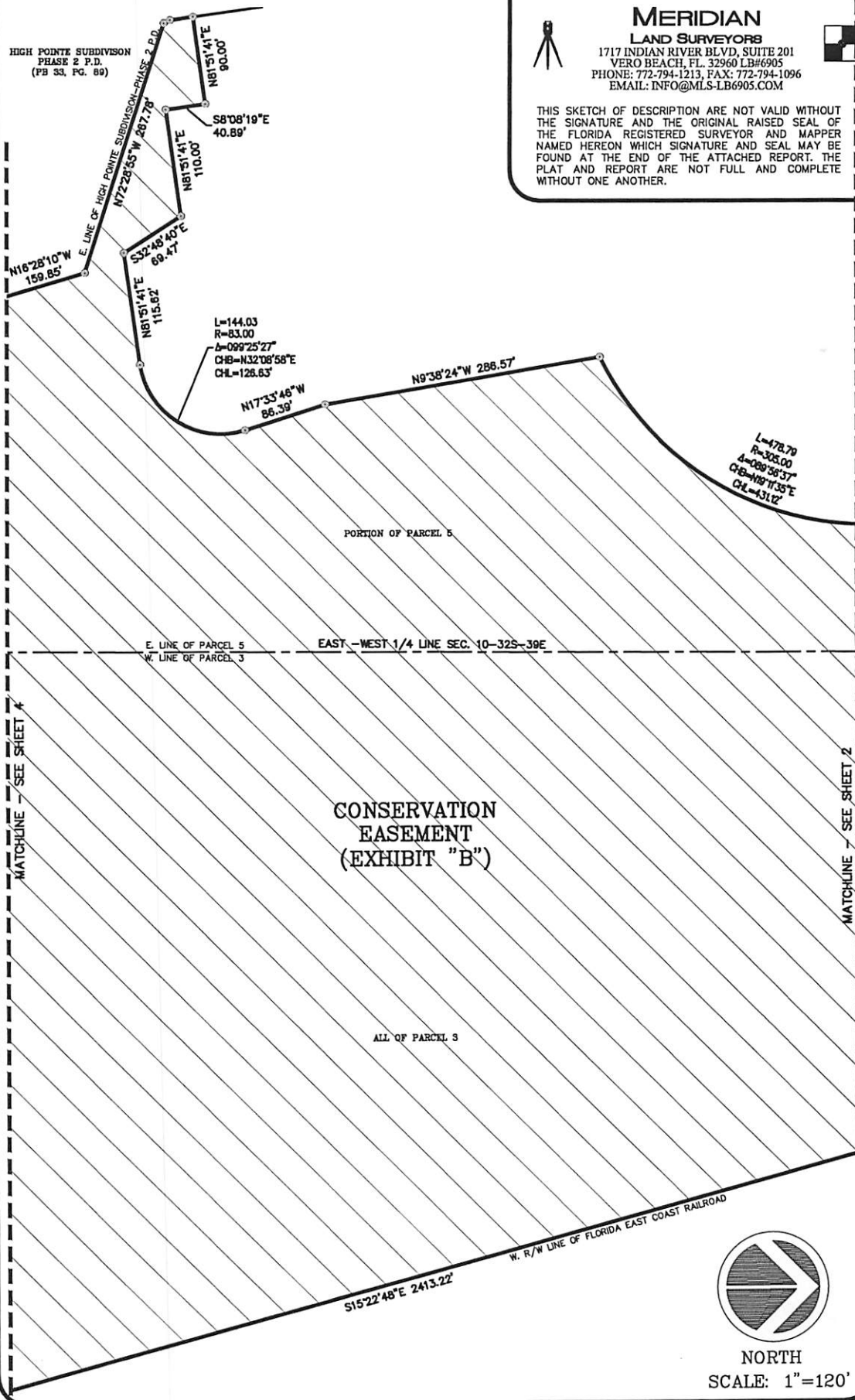
## MERIDIAN

LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF 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 THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

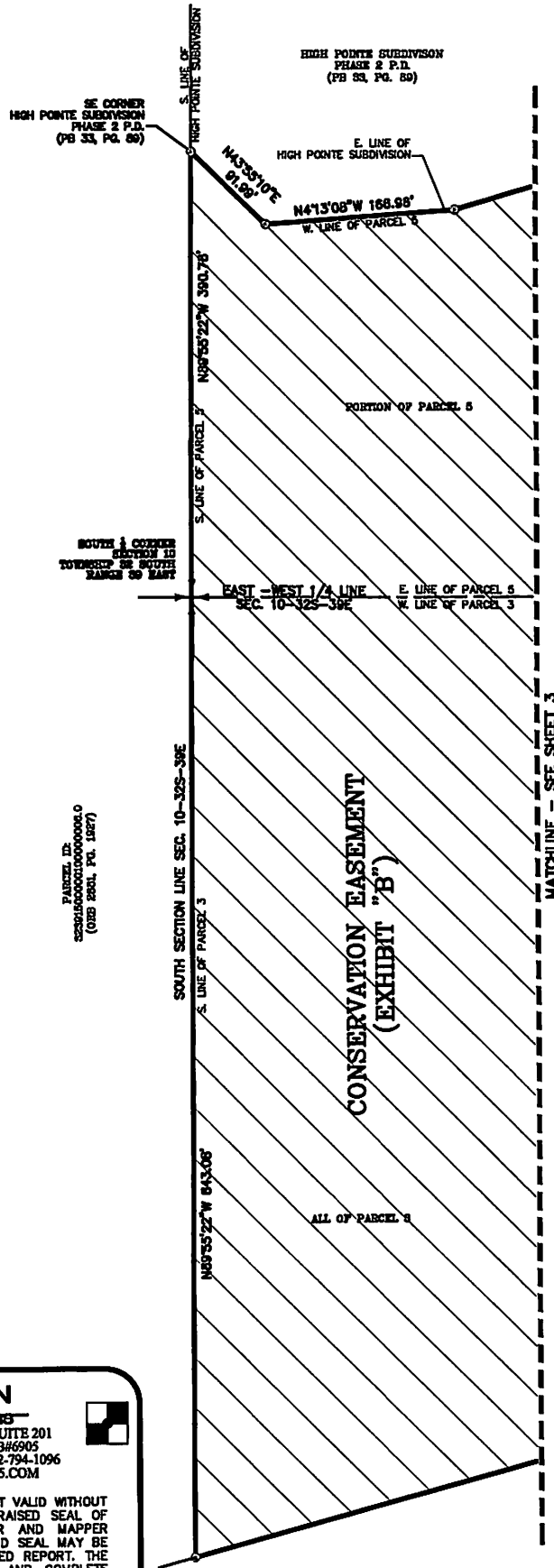


NORTH  
SCALE: 1"=120'

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "B"

PROJ.# 17-055-PH3



**MERIDIAN**

LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF 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 THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.



NORTH  
SCALE: 1"=120'

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "B"

PROJ.# 17-055-PH3

- \* SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
- \* THIS SURVEY PERFORMED BY:  
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B.#6905  
d.b.a. MERIDIAN LAND SURVEYORS  
1717 INDIAN RIVER BOULEVARD, SUITE 201  
VERO BEACH, FLORIDA 32960
- \* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:  
BILLY M. MOODY P.S.M.# 5336

A CONSERVATION EASEMENT OVER, UPON, ACROSS, AND UNDER A PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID CONSERVATION EASEMENT ALSO BEING ALL OF PARCELS 3 AND 7 AND A PORTION OF PARCELS 5, 6 AND 9, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3104, PAGE 678, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10, RUN S00°15'19"W, ALONG THE NORTH-SOUTH  $\frac{1}{2}$  SECTION LINE OF SAID SECTION 10, FOR A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CONSERVATION EASEMENT;

FROM THE POINT OF BEGINNING CONTINUE S00°15'19"W, ALONG SAID NORTH-SOUTH  $\frac{1}{2}$  SECTION LINE, FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE DEPART SAID NORTH-SOUTH  $\frac{1}{2}$  SECTION LINE AND RUN S89°59'05"E FOR A DISTANCE OF 192.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD (100.00 FOOT PRIVATE R/W); THENCE RUN S15°22'48"E, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2413.22 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH SECTION LINE OF SAID SECTION 10; THENCE DEPART SAID WEST RIGHT-OF-WAY LINE AND RUN N89°56'22"W, ALONG THE SOUTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 834.08 FEET TO THE SOUTH  $\frac{1}{2}$  SECTION CORNER OF SAID SECTION 10; THENCE CONTINUE N89°56'22"W, ALONG THE SOUTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 390.78 FEET TO THE SOUTHEAST CORNER OF HIGH POINTE SUBDIVISION - PHASE 2 P.D., AS RECORDED IN PLAT BOOK 33, PAGE 89, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE TRAVERSE THE EAST BOUNDARY OF SAID PLAT FOR THE FOLLOWING SIX COURSES; DEPART THE SOUTH LINE OF SAID SECTION 10 AND RUN N43°55'10"E FOR A DISTANCE OF 91.99 FEET TO A POINT; THENCE RUN N04°13'08"W FOR A DISTANCE OF 166.98 FEET TO A POINT; THENCE RUN N16°28'10"W FOR A DISTANCE OF 159.85 FEET TO A POINT; THENCE RUN N72°28'55"W FOR A DISTANCE OF 267.78 FEET TO A POINT; THENCE RUN N28°42'35"W FOR A DISTANCE OF 6.98 FEET TO A POINT; THENCE RUN N08°08'19"W FOR A DISTANCE OF 23.99 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID PLAT OF HIGH POINTE SUBDIVISION - PHASE 2 P.D. RUN N81°51'41"E FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE RUN S08°08'19"E FOR A DISTANCE OF 40.89 FEET TO A POINT; THENCE RUN N81°51'41"E FOR A DISTANCE OF 110.00 FEET TO A POINT; THENCE RUN S32°48'40"E FOR A DISTANCE OF 69.47 FEET TO A POINT; THENCE RUN N81°51'41"E FOR A DISTANCE OF 115.62 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 83.00 FEET, A CHORD BEARING OF N32°08'58"E AND A CHORD LENGTH OF 126.63 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°25'27" FOR AN ARC DISTANCE OF 144.03 FEET TO A POINT; THENCE RUN N17°33'46"W FOR A DISTANCE OF 86.39 FEET TO A POINT; THENCE RUN N09°38'24"W FOR A DISTANCE OF 288.57 FEET TO A POINT NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 305.00 FEET, A CHORD BEARING OF N19°11'35"E AND A CHORD LENGTH OF 431.12 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'37" FOR AN ARC DISTANCE OF 478.79 FEET TO A POINT; THENCE RUN N25°48'44"W FOR A DISTANCE OF 66.57 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 135.00 FEET, A CHORD BEARING OF N12°56'26"E AND A CHORD LENGTH OF 168.89 FEET; THENCE RUN NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°28'21" FOR AN ARC DISTANCE OF 182.48 FEET TO A POINT; THENCE RUN N51°39'37"E FOR A DISTANCE OF 81.88 FEET TO A POINT; THENCE RUN S38°20'23"E FOR A DISTANCE OF 35.68 FEET TO A POINT; THENCE RUN N51°39'37"E FOR A DISTANCE OF 17.42 FEET TO A POINT; THENCE RUN S38°20'23"E FOR A DISTANCE OF 56.32 FEET TO A POINT; THENCE RUN N59°39'37"E FOR A DISTANCE OF 23.70 FEET TO A POINT ON THE NORTH-SOUTH  $\frac{1}{2}$  SECTION LINE OF SAID SECTION 10; THENCE CONTINUE N59°39'37"E FOR A DISTANCE OF 238.04 FEET TO A POINT; THENCE RUN N38°20'23"W FOR A DISTANCE OF 298.24 FEET TO A POINT ON THE NORTH-SOUTH  $\frac{1}{2}$  SECTION LINE OF SAID SECTION 10; THENCE CONTINUE N38°20'23"W FOR A DISTANCE OF 83.82 FEET TO A POINT; THENCE RUN S51°27'16"W FOR A DISTANCE OF 78.81 FEET TO A POINT; THENCE RUN S78°57'55"W FOR A DISTANCE OF 70.00 FEET TO A POINT; THENCE RUN S11°02'05"E FOR A DISTANCE OF 137.29 FEET TO A POINT; THENCE RUN S52°03'26"W FOR A DISTANCE OF 154.89 FEET TO A POINT; THENCE RUN S48°24'34"W FOR A DISTANCE OF 66.43 FEET TO A POINT; THENCE RUN N74°50'45"W FOR A DISTANCE OF 51.23 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 245.01 FEET, A CHORD BEARING OF N84°40'24"W AND A CHORD LENGTH OF 83.64 FEET; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'15" FOR AN ARC DISTANCE OF 84.05 FEET TO A POINT; THENCE RUN S85°24'33"W FOR A DISTANCE OF 121.60 FEET TO A POINT; THENCE RUN S04°35'27"E FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN S85°24'33"W FOR A DISTANCE OF 6.07 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF S86°10'02"W AND A CHORD LENGTH OF 6.56 FEET; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°30'59" FOR AN ARC DISTANCE OF 5.56 FEET TO NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1835.00 FEET, A CHORD BEARING OF N02°00'57"W AND A CHORD LENGTH OF 350.87 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'20" FOR AN ARC DISTANCE OF 351.41 FEET TO A POINT; THENCE RUN N03°18'48"E FOR A DISTANCE OF 50.65 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 245.00 FEET, A CHORD BEARING OF N01°22'15"W AND A CHORD LENGTH OF 40.02 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°22'06", FOR AN ARC DISTANCE OF 40.08 FEET TO A POINT; THENCE RUN N08°03'18"W FOR A DISTANCE OF 157.87 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 2119.78 FEET, A CHORD BEARING OF N04°45'27"W AND A CHORD LENGTH OF 83.13 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'49" FOR AN ARC DISTANCE OF 83.13 FEET TO A POINT; THENCE RUN S88°32'10"W FOR A DISTANCE OF 125.00 FEET TO A NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1888.61 FEET, A CHORD BEARING OF N01°44'11"W AND A CHORD LENGTH OF 118.69 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°27'18" FOR AN ARC DISTANCE OF 118.71 FEET TO A POINT; THENCE RUN S89°21'37" FOR A DISTANCE OF 745.79 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS APPROXIMATELY 44.33 ACRES (1,930,909.25 SQ.FT.) MORE OR LESS.

## ABBREVIATIONS:

P.B. - OFFICIAL RECORDS BOOK  
P.G. - PAGE  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINUS  
R/W - RIGHT-OF-WAY

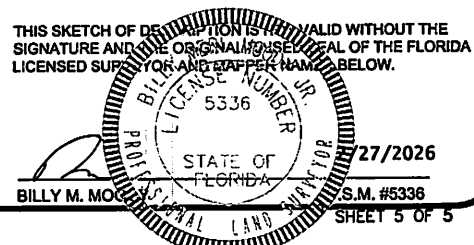
NOTE: THE BASIS OF BEARING FOR THIS SKETCH OF DESCRIPTION IS S00°15'19"W, ALONG THE NORTH-SOUTH  $\frac{1}{2}$  LINE OF SECTION 10-T32S-R39E. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.

THIS SKETCH OF DESCRIPTION IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.



## MERIDIAN

LAND SURVEYORS  
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



**EXHIBIT "C"**

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "C"

PROJ.# 17-055-PH3

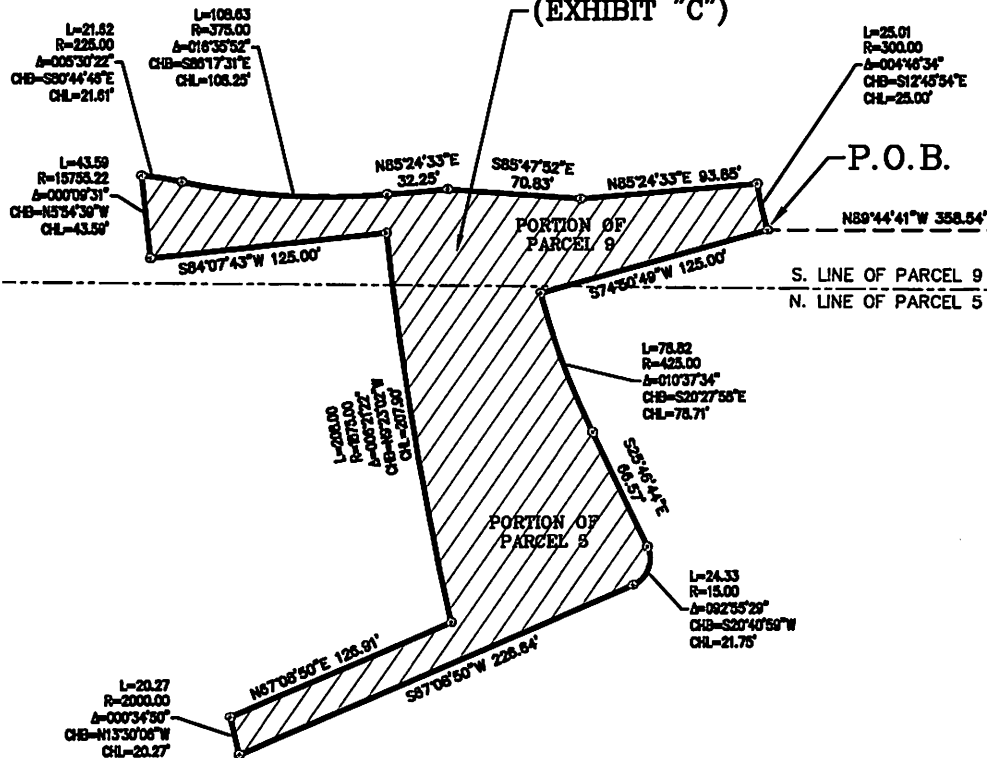
P.O.C.  
CENTER OF SECTION 10  
TOWNSHIP 32 SOUTH  
RANGE 39 EAST

EAST-WEST 1/4 LINE SEC. 10-32S-39E

S0°15'19"W  
40.00'

S. R/W LINE OLD WINTER BEACH ROAD  
(A.K.A. 65TH STREET)

CONSERVATION AREA  
(EXHIBIT "C")



NORTH  
SCALE: 1"=80'



**MERIDIAN**

LAND SURVEYORS  
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF 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 THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

# SKETCH OF LEGAL DESCRIPTION

EXHIBIT "C"

PROJ.# 17-055-PH3

- \* SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
- \* THIS SURVEY PERFORMED BY:  
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B.#6905  
d.b.a. MERIDIAN LAND SURVEYORS  
1717 INDIAN RIVER BOULEVARD, SUITE 201  
VERO BEACH, FLORIDA 32960
- \* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:  
BILLY M. MOODY P.S.M.# 5336

## LEGAL DESCRIPTION (EXHIBIT "C")

A CONSERVATION EASEMENT OVER, UPON, ACROSS, AND UNDER A PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID CONSERVATION EASEMENT ALSO BEING ALL OF PARCELS 5 AND 9, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3104, PAGE 679, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10, RUN S00°15'19"W, ALONG THE NORTH-SOUTH  $\frac{1}{2}$  SECTION LINE OF SAID SECTION 10, FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD WINTER BEACH ROAD (A.K.A. 65TH STREET); THENCE CONTINUE S00°15'19"W ALONG SAID SECTION LINE, FOR A DISTANCE OF 1288.89 FEET TO A POINT; THENCE DAPRT SAID SECTION LINE AND RUN N89°44'41"W FOR A DISTANCE OF 358.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CONSERVATION EASEMENT;

FROM THE POINT OF BEGINNING RUN S74°50'49"W FOR A DISTANCE OF 125.00 FEET TO A NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING OF S20°27'58"E AND A CHORD LENGTH OF 78.71 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°37'34" FOR AN ARC DISTANCE OF 78.82 FEET TO A POINT; THENCE RUN S25°48'44"E FOR A DISTANCE OF 66.57 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S20°40'59"W AND A CHORD LENGTH OF 21.75 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°55'29" FOR AN ARC DISTANCE OF 24.33 FEET TO A POINT; THENCE RUN S67°08'50"W FOR A DISTANCE OF 226.84 FEET TO A NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2000.00 FEET, A CHORD BEARING OF N13°30'06"W AND A CHORD LENGTH OF 20.27 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°34'50" FOR AN ARC DISTANCE OF 20.27 FEET TO A POINT; THENCE RUN N67°08'50"E FOR A DISTANCE OF 126.91 FEET TO A NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1875.00 FEET, A CHORD BEARING OF N09°23'02"W AND A CHORD LENGTH OF 207.90 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°21'22" FOR AN ARC DISTANCE OF 208.00 FEET TO A POINT; THENCE RUN S84°07'43"W FOR A DISTANCE OF 125.00 FEET TO A NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 15755.22, A CHORD BEARING OF N05°54'39"W AND A CHORD LENGTH OF 43.59 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'31" FOR AN ARC DISTANCE OF 43.59 FEET TO A NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF S80°44'48"E AND A CHORD LENGTH OF 21.81 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°30'22" FOR AN ARC DISTANCE OF 21.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 375.00 FEET, A CHORD BEARING OF S86°17'31"E AND A CHORD LENGTH OF 108.25 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°35'52" FOR AN ARC DISTANCE OF 108.63 FEET TO A POINT; THENCE RUN N85°24'33"E FOR A DISTANCE OF 32.25 FEET TO A POINT; THENCE RUN S85°47'52"E FOR A DISTANCE OF 70.83 FEET TO A POINT; THENCE RUN N85°24'33"E FOR A DISTANCE OF 93.85 FEET TO A NON-TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF S12°45'54"E AND A CHORD LENGTH OF 25.00 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°46'34" FOR AN ARC DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS APPROXIMATELY 0.72 ACRES (31,505.85 SQ.FT.) MORE OR LESS.

### ABBREVIATIONS:

P.B. - OFFICIAL RECORDS BOOK  
P.G. - PAGE  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.O.T. - POINT OF TERMINUS  
R/W - RIGHT-OF-WAY

NOTE: THE BASIS OF BEARING FOR THIS SKETCH OF DESCRIPTION IS S00°15'19"W, ALONG THE NORTH-SOUTH  $\frac{1}{2}$  LINE OF SECTION 10-T32S-R39E. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.

THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL RAISE SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN BELOW.

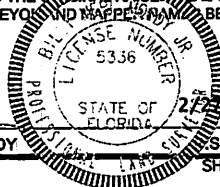


**MERIDIAN**  
LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



BILLY M. MOODY



P.S.M. #5336

SHEET 2 OF 2