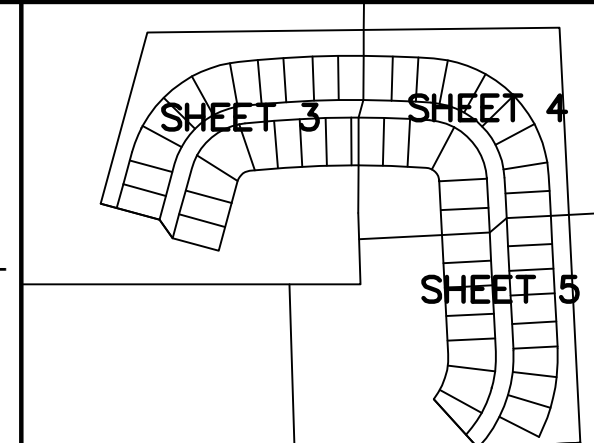


SERENOA PHASE 5

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 COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2023, PAGE 2224, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



PLAT BOOK _____
PAGE _____
DOCKET NO. _____

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO SERENOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SERENOA PHASE 5, 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., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, 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; AND THE STREETS AND RIGHTS-OF-WAY SHALL ALSO SERVE AS AN EASEMENT FOR UTILITY PROVIDERS. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) CONSERVATION EASEMENT TRACTS E, I & R
CONSERVATION EASEMENTS TRACTS E, I AND R AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF PRESERVATION OF UPLAND NATIVE VEGETATION IN ACCORDANCE WITH INDIAN RIVER CODE §929.05 AND 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS _____ DAY OF _____, 2018.

BY: _____
WILLIAM N. HANDLER, MANAGER
GRBK GHO SERENOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY WILLIAM N. HANDLER, MANAGER OF GRBK GHO SERENOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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: _____ COMMISSION #: _____
PRINTED NAME _____ MY COMMISSION EXPIRES: _____

SEAL:

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
SERENOA HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHTS-OF-WAY, CONSERVATION EASEMENT TRACTS E, I AND R AND DRAINAGE EASEMENTS.

BY: _____
WILLIAM N. HANDLER, PRESIDENT
SERENOA HOME OWNERS ASSOCIATION, INC.
WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

CLERKS 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 5, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2018 AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____
DEPUTY CLERK OF CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

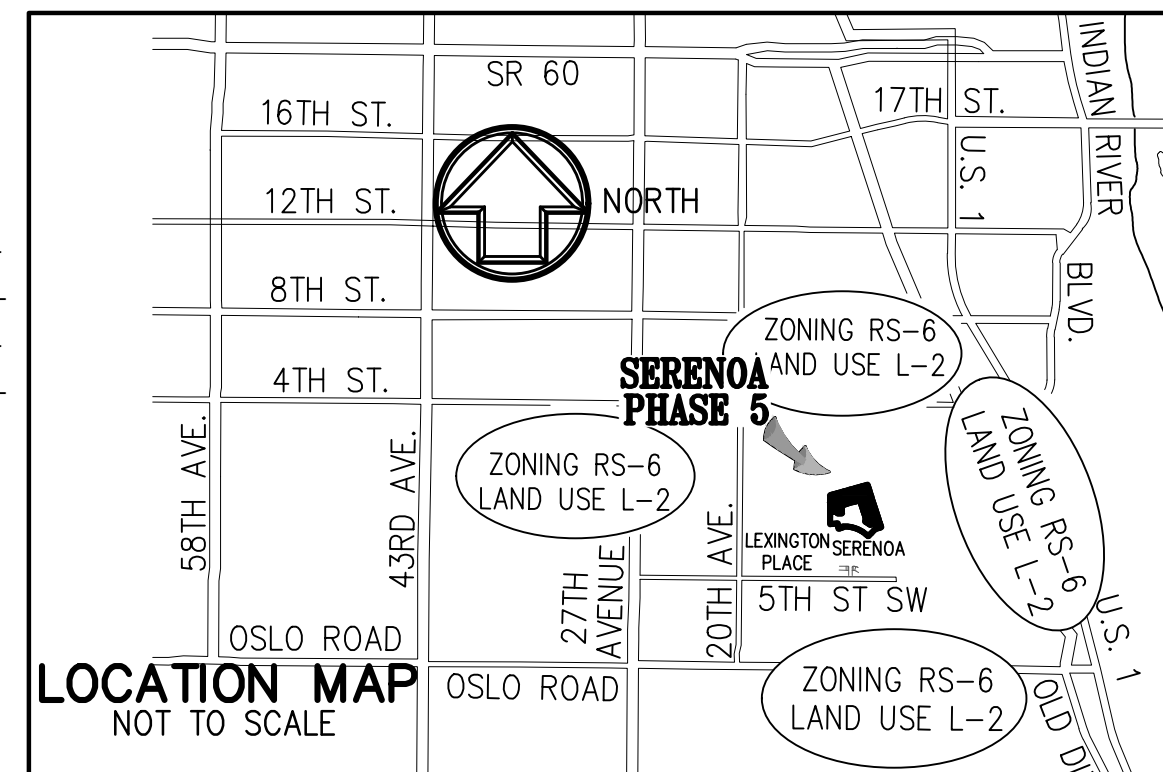
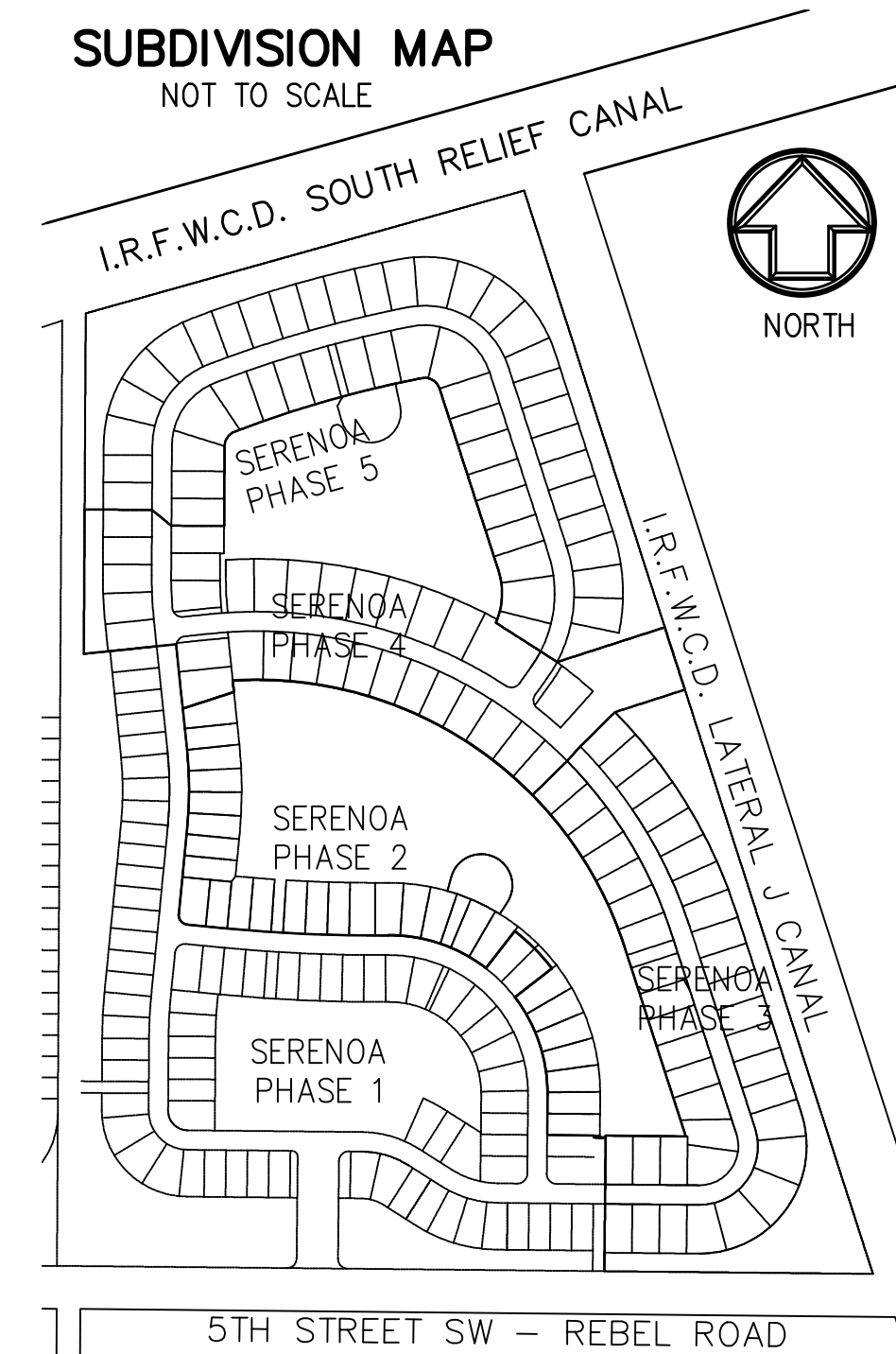
COUNTY SURVEYOR'S CERTIFICATION

THIS PLAT OF SERENOA PHASE 5 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 _____
DAVID W. SCHRUYVER, PSM, FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

SUBDIVISION MAP

NOT TO SCALE



ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY WILLIAM N. HANDLER, PRESIDENT OF SERENOA HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER _____

SEAL:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS AND CONSERVATION EASEMENT TRACTS E, I AND R WERE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

PETER D. O'BRYAN
CHAIRMAN OF THE BOARD

JEFFREY R. SMITH, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

DEPUTY COUNTY ATTORNEY _____
WILLIAM K. DEBRAAL

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED
DATE _____

JASON E. BROWN, COUNTY ADMINISTRATOR

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 SOUTHEAST CORNER OF LOT 95, BLOCK 3, OF SERENOA PHASE 4 SUBDIVISION, AS RECORDED IN PLAT BOOK 29, PAGE 18, 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 SOUTHEAST, 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 57.96 FEET; THENCE RUN S17°57'18"E, A DISTANCE OF 489.66 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 SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°23'15", AN ARC DISTANCE OF 137.25 FEET; THENCE RUN S67°19'54"E, A DISTANCE OF 186.22 FEET; THENCE RUN N72°08'44"E, A DISTANCE OF 289.86 FEET; THENCE RUN N17°51'16"W, A DISTANCE OF 1175.61 FEET; THENCE RUN S74°21'27"W, A DISTANCE OF 1166.74 FEET; THENCE RUN S00°19'21"W, A DISTANCE OF 502.57 FEET; THENCE RUN S89°40'33"E, A DISTANCE OF 172.66 FEET; THENCE RUN S50°55'25"E, A DISTANCE OF 64.11 FEET; THENCE RUN S89°40'33"E, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18.92 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 HEREIN 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 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 IN 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.

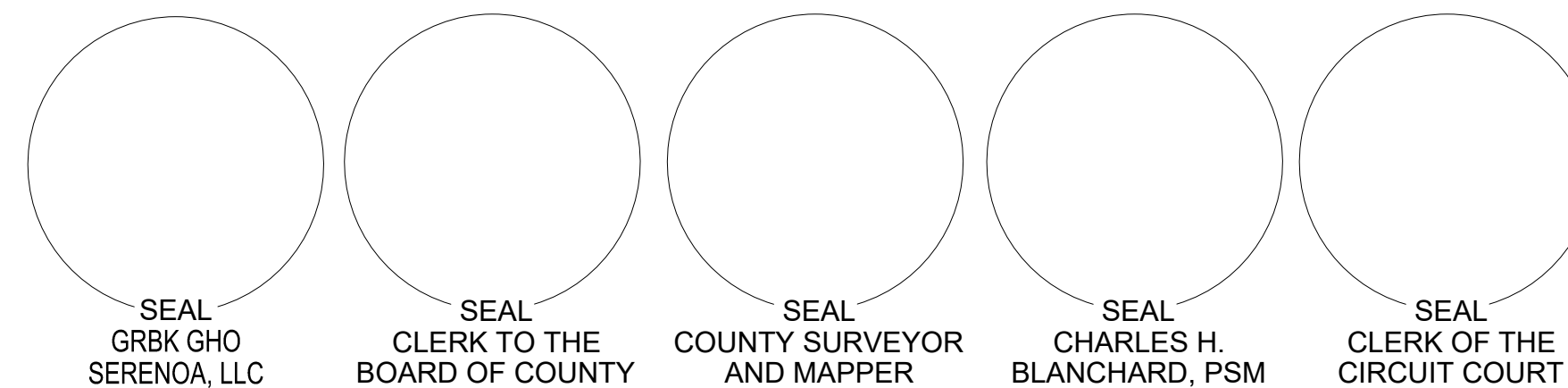
SURVEYOR'S NOTES

- 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 10TH, 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; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH PCP AND LOT CORNER WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR FROM THE DATE OF THE PLAT RECORDATION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 913, AND AN AFFIDAVIT RECORDED WHEN SET IN PLACE 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 _____
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



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 5

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
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT
ARE FILED IN OFFICIAL RECORD BOOK 2023, PAGE 2224, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF GRBK GHO SERENOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND APPARENT RECORD TITLE IS HELD BY GRBK GHO SERENOA, LLC, 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.

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.

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.

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.

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.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SERENOA PHASE 1, AS RECORDED APRIL 25, 2006 IN PLAT BOOK 21, PAGE(S) 18 THROUGH 27, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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 11, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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) 36 THROUGH 38, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SERENOA PHASE 4, AS RECORDED JULY 21, 2017 IN PLAT BOOK 29, PAGE(S) 18 THROUGH 22, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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.

EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 375 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF SERENOA SUBDIVISION, WHICH CONTAINED PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED APRIL 25, 2006 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, 2009 IN BOOK 2329, PAGE 2069 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 2690, 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).

BILL OF SALE DATED AUGUST 10, 2006 AND RECORDED AUGUST 17, 2006 IN OFFICIAL RECORDS BOOK 2069, PAGE 237, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BILL OF SALE DATED AUGUST 21, 2017 AND RECORDED AUGUST 31, 2017 IN OFFICIAL RECORDS BOOK 3053, PAGE 237, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ASSIGNMENT OF DEVELOPER'S RIGHTS DATED APRIL 26, 2018 AND RECORDED APRIL 27, 2018 IN OFFICIAL RECORDS BOOK 3111, PAGE 1994 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

MORTGAGE, ASSIGNMENT, SECURITY AGREEMENT AND FIXTURE FILING RECORDED APRIL 27, 2018 IN OFFICIAL RECORDS BOOK 3111, PAGE 2053 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

TITLE NOW VESTED IN: GRBK GHO SERENOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PART OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, LIENS OR OTHER ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, STATE OF FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. THE UNDERSIGNED DOES HEREBY JOIN IN AND CONSENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SERENOA PHASE 5 (COLLECTIVELY REFERRED TO AS "DECLARATIONS") AND AGREES THAT ITS MORTGAGE, LIENS OR OTHER ENCUMBRANCES AS REFERENCED HEREIN ABOVE SHALL BE SUBORDINATED TO THE DECLARATIONS.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH THE AUTHORITY SO TO DO THIS _____ DAY OF _____, 2018.

JBGL BUILDER FINANCE LLC,
A TEXAS LIMITED LIABILITY COMPANY

WITNESS: _____
PRINTED NAME: _____

BY: _____ WITNESS: _____
RICHARD COSTELLO, PRESIDENT PRINTED NAME: _____

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY RICHARD COSTELLO, PRESIDENT OF JBGL BUILDER FINANCE, LLC ON BEHALF OF SAID LIMITED LIABILITY COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

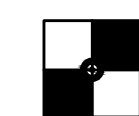
NOTARY PUBLIC: _____
PRINT NAME: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____

SEAL:

BY: _____ DATE: _____
BARRY G. SEGAL, ESQUIRE FLORIDA BAR NUMBER: 79723
BARRY G. SEGAL, P.A.

PREPARED BY: CHARLES H. BLANCHARD, PSM#5755
MERIDIAN LAND SURVEYORS 6905
DATE OF PREPARATION: 7/13/16

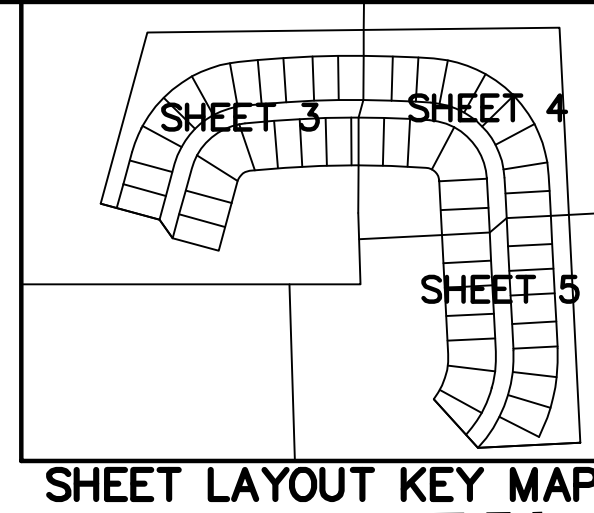
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
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EMAIL: LB6905@BELLSOUTH.NET



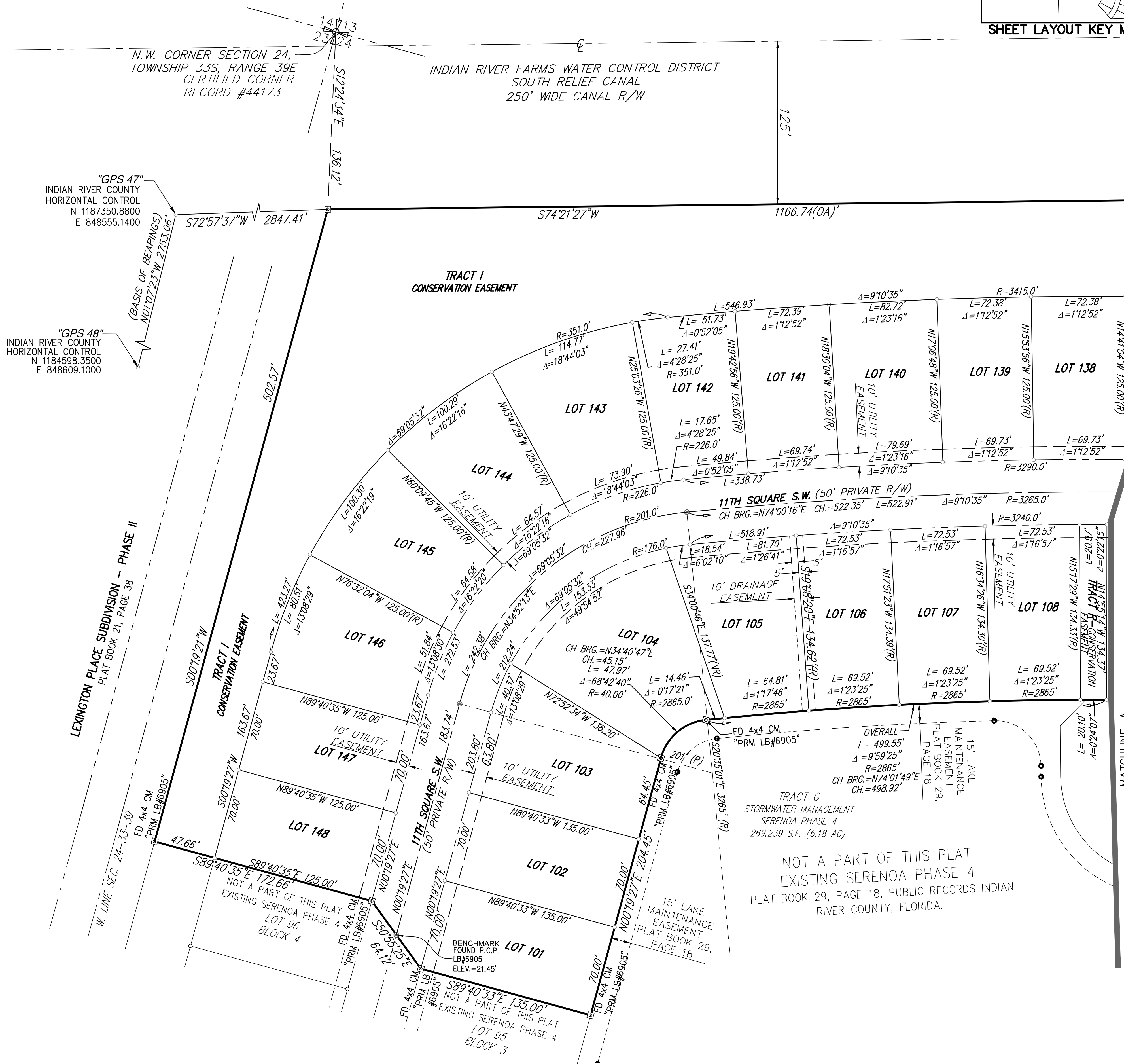
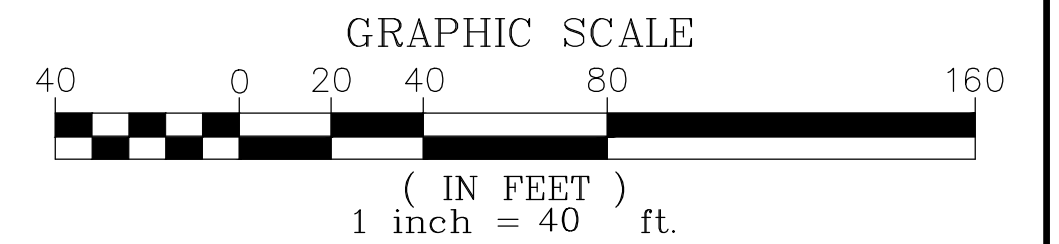
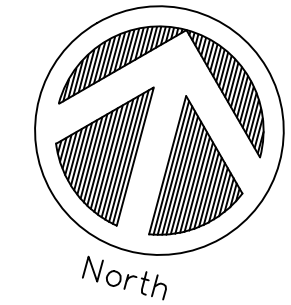
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of 5

SERENOA PHASE 5

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 COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2023, PAGE 2224, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



PLAT BOOK _____
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SHEET LAYOUT KEY MAPS

- ABBREVIATIONS:**
- CA. - CENTRAL ANGLE OF CURVE
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- MONUMENT LEGEND**
- ◻ SET PERMANENT REFERENCE MONUMENT (PRM)
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 - NO CORNER SET, FOR REFERENCE ONLY

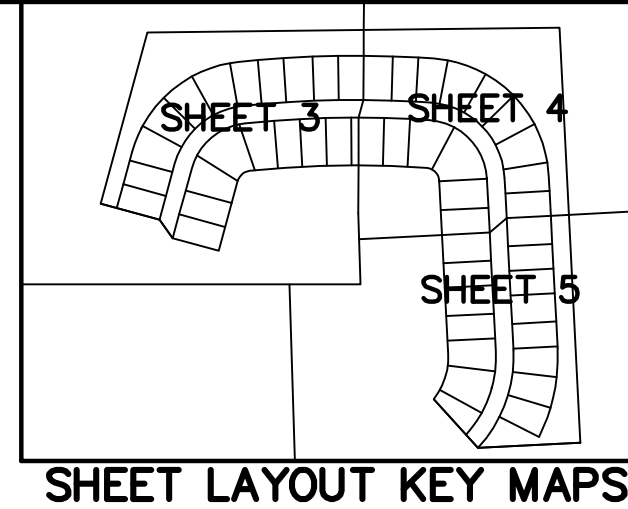
PREPARED BY: CHARLES H. BLANCHARD, PSM#5755
 MERIDIAN LAND SURVEYORS 6905
 DATE OF PREPARATION: 7/13/16

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
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 LAND SURVEYORS
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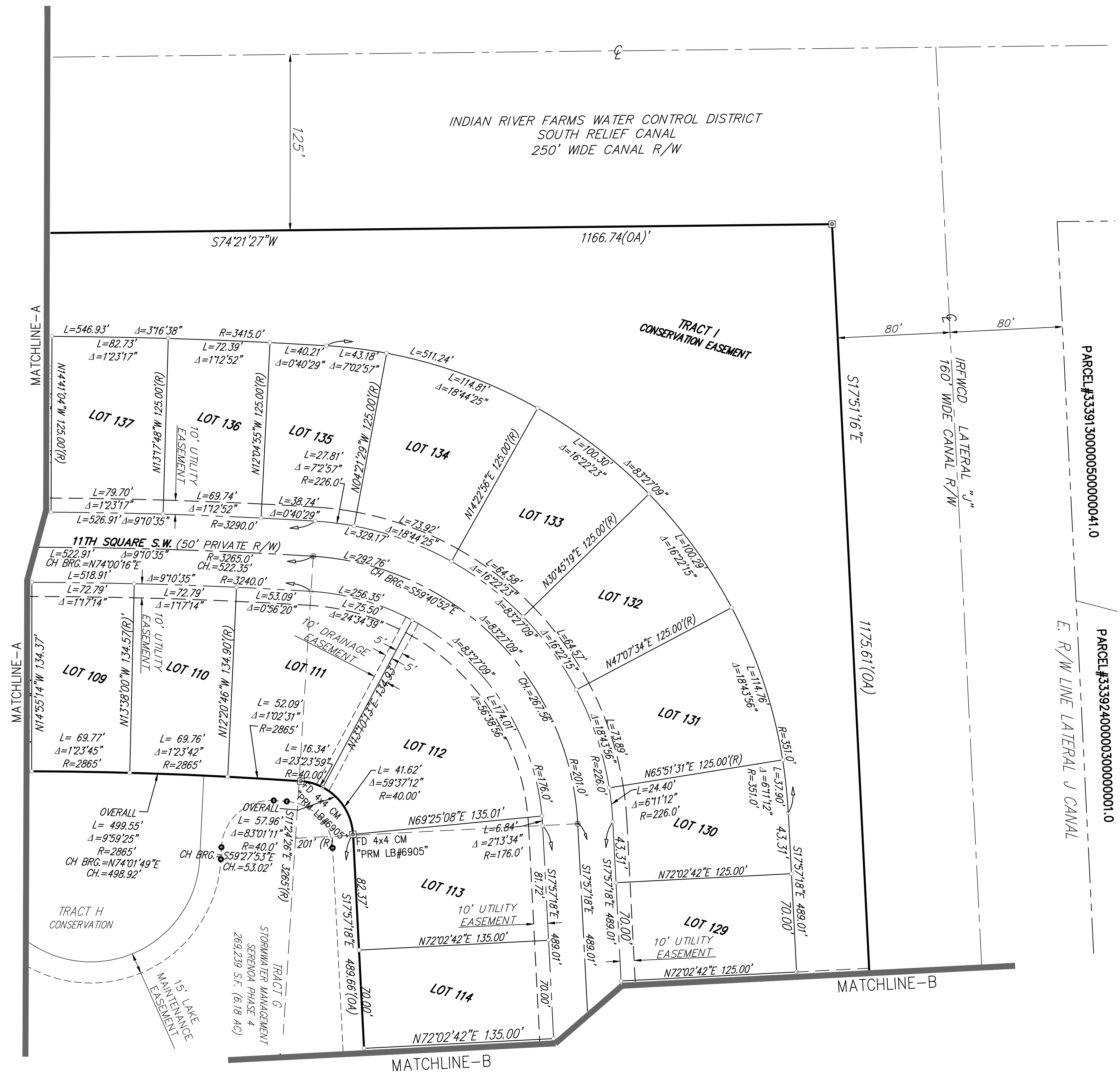
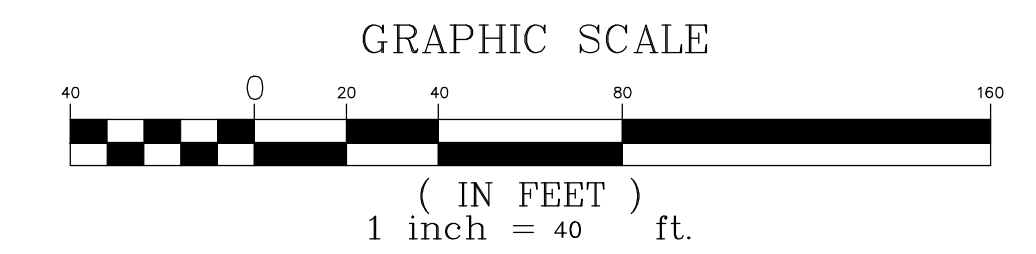
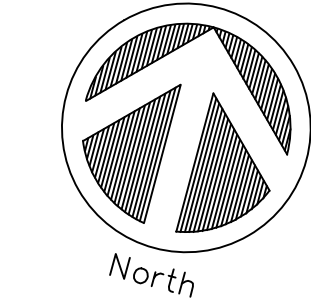
SHEET
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SERENOA PHASE 5

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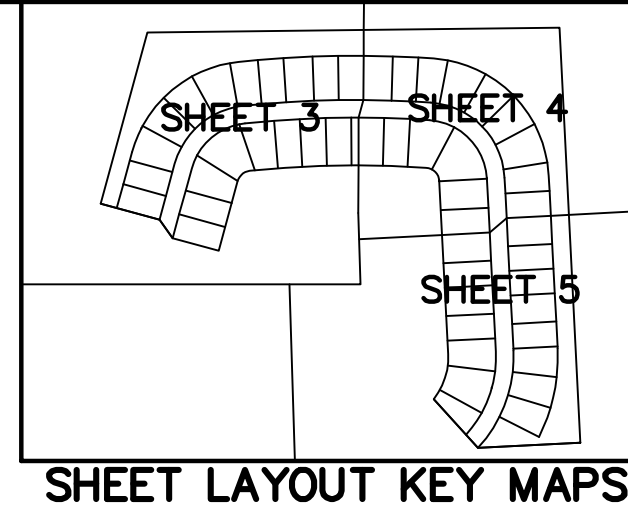
PREPARED BY: CHARLES H. BLANCHARD, PSM#5755
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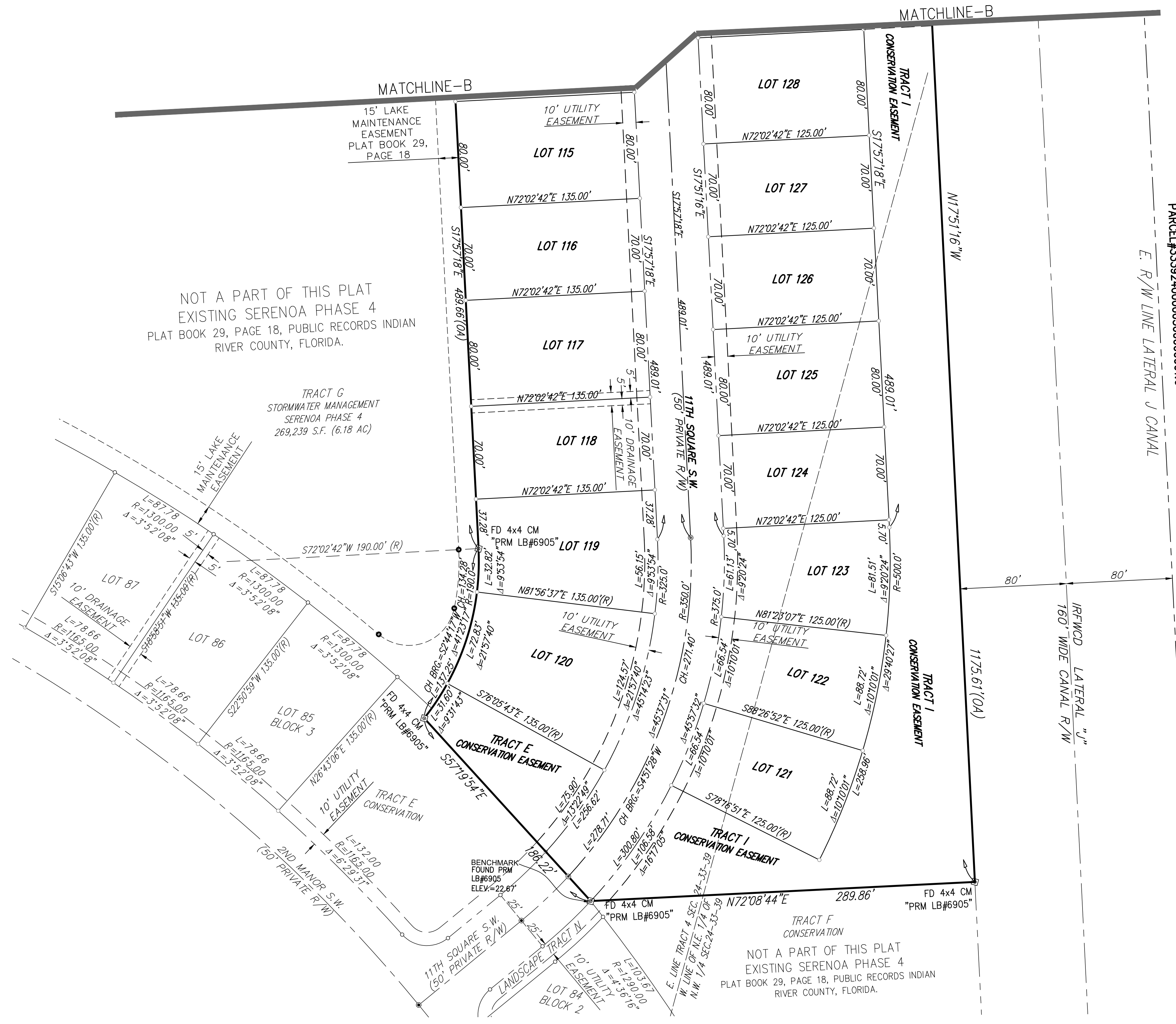
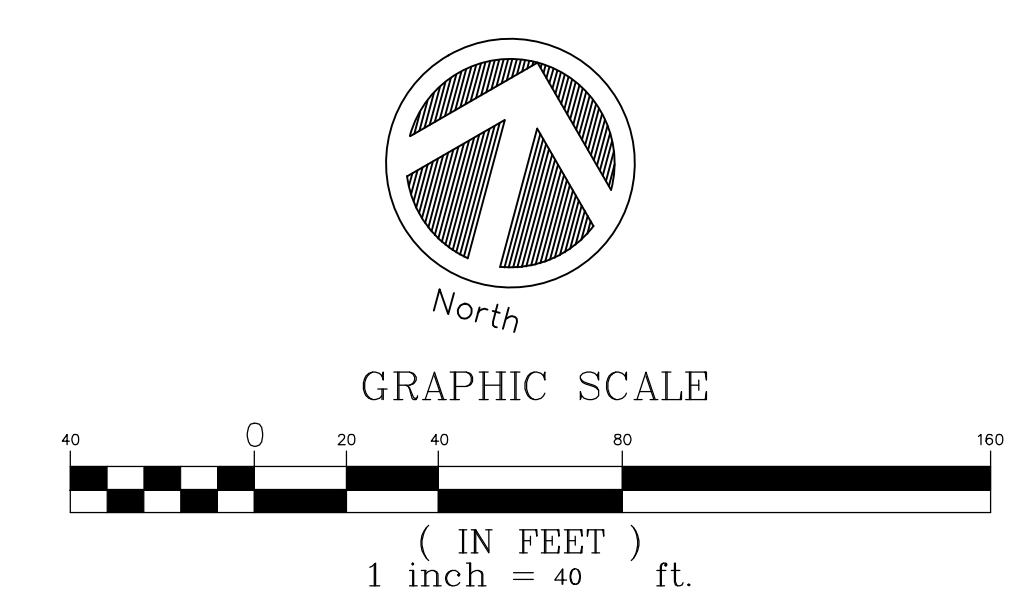
SHEET
4 of 5

SERENOA PHASE 5

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NOT A PART OF THIS PLAT EXISTING SERENOA PHASE 4 PLAT BOOK 29, PAGE 18, PUBLIC RECORDS INDIAN RIVER COUNTY, FLORIDA.

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