

RESOLUTION 2023-\_\_\_\_\_

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, PROVIDING FOR THE VACATION OF OCEAN WAY SUBDIVISION, PLAT BOOK 13, PAGE 92, INDIAN RIVER COUNTY, FLORIDA, SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

WHEREAS, on May 31, 2023, Indian River County received a duly executed and documented application from Windsor Properties, Inc. requesting that the County vacate the plat of Ocean Way Subdivision recorded in Plat Book 13, Page 92 of Indian River County, Florida, said land lying and being in Indian River County, Florida; and

WHEREAS, in accordance with Florida Statutes 177.101, notice of the intent to apply for plat vacation was duly published by Windsor Properties, Inc. in two weekly issues of a newspaper of general circulation in the County; and

WHEREAS, after consideration of the petition, supporting documents, staff investigation and report, and testimony of all those interested and present, the Board finds that Windsor Properties, Inc. owns the fee simple title to all lands within the Ocean Way Subdivision; and

WHEREAS, the Board further finds that vacation of the subdivision plat will not affect the right or ownership of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA that:

1. The plat of Ocean Way Subdivision recorded in Plat Book 13, Page 92 of Indian River County, Florida, is hereby vacated, **less and except the 10 foot wide right-of-way dedication to Indian River County for State Road A1A.** (See Exhibit A attached)
2. The Clerk is hereby directed to record this resolution together with the proofs of publication required by Florida Statutes 177.101 in the Official Record Books of Indian River County without undue delay.
3. This resolution for the vacation of the Ocean Way Subdivision plat shall not affect any existing utility rights outside of the plat boundary.
4. This resolution for the vacation of the Ocean Way Subdivision plat shall not affect any other plat or easements of record.

The foregoing resolution was offered by Commissioner \_\_\_\_\_ who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Chairman Susan Adams \_\_\_\_\_

Vice Chairman Joseph E. Flescher \_\_\_\_\_

RESOLUTION 2023-\_\_\_\_\_

Commissioner Deryl Loar \_\_\_\_\_

Commissioner Joseph H. Earman \_\_\_\_\_

Commissioner Laura Moss \_\_\_\_\_

The Chairman thereupon declared the resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BOARD OF COUNTY COMMISSIONERS  
INDIAN RIVER COUNTY, FLORIDA

BY: \_\_\_\_\_  
Susan Adams, Chairman

ATTEST: Ryan L. Butler, Clerk of Court and Comptroller

BY: \_\_\_\_\_  
Deputy Clerk

I HEREBY CERTIFY that on this day, before me, and officer duly authorized in this State and County to take acknowledgments, personally appeared \_\_\_\_\_, and \_\_\_\_\_ as Chairman of the Board of County Commissioners and Deputy Clerk, respectively, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

APPROVED AS TO LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
William K. DeBaal, County Attorney

APPROVED AS TO PLANNING MATTERS

BY: \_\_\_\_\_  
Andrew Sobczak, Planning & Development Services Director

# OCEAN WAY SUBDIVISION

## SECTION 10, TOWNSHIP 31 SOUTH, RANGE 39 EAST

### INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 13  
PAGE NO. 92  
DOCKET 766253

PREPARED: FEBRUARY, 1990

REVISED: APRIL 8, 1990  
REVISED: JANUARY 8, 1991  
REVISED: JUNE 3, 1991  
REVISED: APRIL 10, 1992  
REVISED: AUGUST 21, 1992  
REVISED: NOVEMBER 10, 1992

#### LEGAL DESCRIPTION

THE SOUTH ONE QUARTER OF THE SOUTH ONE HALF OF GOVERNMENT LOT 11, SECTION 10, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THAT PART LYING EAST OF STATE ROAD A1A, SAID LANDS BEING AND LYING IN INDIAN RIVER COUNTY, FLORIDA;

TOGETHER WITH:

THE NORTH 30 FEET OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING WEST OF STATE ROAD A1A RIGHT-OF-WAY;

AND  
THE NORTH 30 FEET OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 31 SOUTH, RANGE 39 EAST;

AND  
BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 15, TOWNSHIP 31 SOUTH, RANGE 39 EAST, SAID CORNER BEING THE POINT OF BEGINNING; THENCE RUN SOUTH ALONG THE EAST LINE OF GOVERNMENT LOT 3 A DISTANCE OF 30.00 FEET; THENCE RUN N 66° 48' 05" W A DISTANCE OF 76.16 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN EAST A DISTANCE OF 70.00 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 3 TO THE POINT OF BEGINNING.

#### CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I, Donald N. Schneider, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ANDREW R. MACHATA AND BARNETT BANK OF INDIAN RIVER COUNTY, N/K/A BARNETT BANK OF THE TREASURE COAST AS MORTGAGEE, BY VIRTUE OF THE MORTGAGE RECORDED IN O.R. BOOK 779, PAGE 2975 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES AS AMENDED, AND THAT THERE ARE NO OTHER LIENS OR ENCUMBRANCES OF RECORD.

Donald N. Schneider 12/3/92  
SIGNATURE DATE  
DONALD N. SCHNEIDER  
VICE PRESIDENT  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
JOINDER AND CONSENT TO DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

BARNETT BANK OF INDIAN RIVER COUNTY, N/K/A BARNETT BANK OF THE TREASURE COAST, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 779, AT PAGE 2975, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S VICE PRESIDENT AND IT'S CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS THIS 23rd DAY OF November, 1992.

BY: Mike Gifford V.P.  
MIKE GIFFORD, VICE PRESIDENT  
BARNETT BANK OF THE TREASURE COAST  
A FLORIDA CORPORATION

#### ACKNOWLEDGEMENT OF MORTGAGEES' JOINDER AND CONSENT TO DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF November, 1992, BY MIKE GIFFORD, VICE PRESIDENT OF BARNETT BANK OF INDIAN RIVER COUNTY, N/K/A BARNETT BANK OF THE TREASURE COAST, ON BEHALF OF THE CORPORATION, AND THAT HE IS PERSONALLY KNOWN TO ME AND THAT HE DID NOT TAKE AN OATH.

Diane F. Brown Diane F. Brown  
NOTARY PUBLIC AT-LARGE PRINT NAME OF NOTARY  
STATE OF FLORIDA  
MY COMMISSION EXPIRES June 30, 1995

#### CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT ANDREW R. MACHATA, FEE SIMPLE OWNER OF THE LANDS DESCRIBED AND PLATTED HEREIN AS "OCEAN WAY SUBDIVISION", 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:  
OCEAN RUN LANE (109TH STREET) IS HEREBY DEDICATED TO BE, AND SHALL REMAIN, A PRIVATE STREET, AND IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF OCEAN WAY SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS; A PERPETUAL INGRESS AND EGRESS EASEMENT 60 FEET IN WIDTH WITHIN SAID STREET RIGHT-OF-WAY IS HEREBY GRANTED TO WINDSOR PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, (INCLUDING SUBSEQUENT WINDSOR PLATS, HEIRS, SUCCESSORS AND ASSIGNS) AND TO THE KENNEDY GROVES, INC., PROPERTY LYING WEST OF WINDSOR AND OCEAN WAY SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS. MAINTENANCE OF OCEAN RUN LANE SHALL BE THE OBLIGATION OF OCEAN WAY HOMEOWNERS' ASSOCIATION, INC. SHOULD THE KENNEDY GROVES, INC. PROPERTY BE DEVELOPED AT SOME FUTURE TIME, MAINTENANCE OF OCEAN RUN LANE SHALL BECOME A PROPORTIONATELY SHARED OBLIGATION AMONG THE OCEAN WAY HOMEOWNERS' ASSOCIATION, INC., AND THE RESPECTIVE PROPERTY OWNERS IN THE KENNEDY GROVES, INC. DEVELOPMENT. SHOULD THE OWNERS AND RESIDENTS OF WINDSOR UTILIZE OCEAN RUN LANE FOR ACCESS TO THEIR PROPERTY, THEN THEY SHALL ALSO BE RESPONSIBLE FOR THEIR PROPORTIONATE SHARE OF MAINTENANCE OBLIGATIONS OF OCEAN RUN LANE, TO BE SHARED THE RESPECTIVE ENTITIES ACCORDING TO THE NUMBER OF HOUSING UNITS IN EACH DEVELOPMENT. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER SHALL HAVE NO DUTY, RESPONSIBILITY NOR LIABILITY WHATSOEVER REGARDING SAID STREET OR RIGHT-OF-WAY. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO LAW ENFORCEMENT, FIRE AND AMBULANCE SHALL HAVE THE RIGHT TO USE SAID STREET IN THE COURSE OF PERFORMING THEIR DUTIES. SAID STREET AND RIGHT-OF-WAY IS HEREBY DEDICATED INTO PERPETUITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITIES SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, TELEPHONE, ELECTRIC, GAS AND CABLE TELEVISION. TEN (10) FEET OF ADDITIONAL LAND CONTIGUOUS TO THE EXISTING SR A1A RIGHT-OF-WAY (100' WIDE) IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY.

IN ADDITION TO THE RIGHTS OF INGRESS AND EGRESS GRANTED OWNERS, RESIDENTS, AND GUESTS OF WINDSOR AS SET OUT ABOVE, THE WINDSOR POLO CLUB, ITS SUCCESSORS AND ASSIGNS, EMPLOYEES AND AGENTS, IS GRANTED AN ACCESS EASEMENT TO PERMIT HORSE TRAILERS AND RELATED VEHICLES DURING NOVEMBER-APRIL POLO EVENTS TO ACCESS THE WINDSOR PROPERTY FROM OCEAN RUN LANE (109TH STREET) OVER THE EXISTING CULVERT AND SHELL ROCK ROAD LEADING TO THE WINDSOR PROPERTY.

2. UTILITY EASEMENTS:  
THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES BY ANY UTILITY PROVIDER INCLUDING BUT NOT LIMITED TO ELECTRIC, WATER, SEWER, GAS, TELEPHONE, AND CABLE TELEVISION, 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.

3. DRAINAGE EASEMENTS:  
THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OCEAN WAY HOMEOWNERS ASSOCIATION.

4. LIMITED ACCESS EASEMENTS:  
THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSES OF JURISDICTION AND CONTROL OF ACCESS RIGHTS.

5. CONSERVATION EASEMENTS:  
THE CONSERVATION EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSERVATION OF NATIVE PLANT SPECIES AND SHALL NOT BE CLEARED OF SAID VEGETATION, PERSUANT TO THE PROVISIONS OF FLORIDA STATUTE 704.06.

6. LANDSCAPE BUFFER  
THE 24-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST RIGHT-OF-WAY LINE OF SR A1A IS HEREBY DEDICATED TO THE OCEAN WAY HOMEOWNERS' ASSOCIATION AS AN EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, I, ANDREW R. MACHATA, HAVE HEREUNTO SET MY HAND AND SEAL THIS 20 DAY OF Nov, 1992.

Andrew R. Machata Andrew R. Machata 11-20-92  
WITNESS DATE  
Calley Calley 11-20-92  
WITNESS DATE

#### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF NOVEMBER, 1992, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND AT THAT TIME THE BOARD ALSO ACCEPTED THE DEDICATION OF THE FOLLOWING: SR A1A RIGHT-OF-WAY, UTILITY EASEMENTS, LIMITED ACCESS EASEMENT, AND CONSERVATION EASEMENTS.

Charles K. Egerton  
CHAIRMAN OF THE BOARD

ATTEST: J.K. Barton  
CLERK OF THE BOARD  
By: Diane F. Brown

APPROVED AS TO LEGAL SUFFICIENCY:

William Collins  
COUNTY ATTORNEY

#### CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

James C. Morgan 12/9/92  
EXAMINED AND APPROVED DATE

#### CERTIFICATE OF SURVEYOR

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR, DOES HEREBY CERTIFY THAT ON Nov 30, 1992, HE COMPLETED THE SURVEY OF LANDS AS SHOWN IN THE FOREGOING PLAT; 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 P.C.P. WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND AND SUBDIVISIONS AND PLATTING, INDIAN RIVER COUNTY CHAPTER 913; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

John R. Morgan II DECEMBER 2, 1992  
JOHN R. MORGAN II, P.L.S. DATE  
REGISTRATION NO. 3520  
STATE OF FLORIDA

#### ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF Nov, 1992, BY ANDREW R. MACHATA, PERSONALLY KNOWN TO ME, AND THAT HE DID NOT TAKE AN OATH

Susan F. Walker-Sanderson Susan F. Walker-Sanderson  
NOTARY PUBLIC AT-LARGE PRINT NAME  
STATE OF FLORIDA MY COMMISSION EXPIRES Nov 9, 1996

#### NOTES

1. THERE MAY BE ADDITIONAL RESTRICTIONS WHICH ARE NOT RECORDED ON THIS PLAT THAT WILL BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. NO CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
3. IN THE FUTURE, WHEN A WASTEWATER SYSTEM BECOMES AVAILABLE TO SERVICE THIS SUBDIVISION, SERVICE IMPROVEMENTS AND CONNECTION SHALL BE MADE TO ALL LOTS BY THE PROPERTY OWNERS AND SHALL BE PAID FOR BY THE PROPERTY OWNERS.

#### CERTIFICATE OF CLERK

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I, CLERK OF INDIAN RIVER COUNTY, FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "OCEAN WAY SUBDIVISION", AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 16 DAY OF DECEMBER, 1992. AND RECORDED IN PLAT BOOK 13 AT PAGE(S) 92-92A IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY: Richard Woodard  
DEPUTY CLERK

FOR: JEFFREY K. BARTON  
CLERK OF CIRCUIT COURT  
INDIAN RIVER COUNTY



THIS INSTRUMENT PREPARED BY:

JOHN R. MORGAN II, PLS  
4616 20TH STREET  
VERO BEACH, FLORIDA 32960

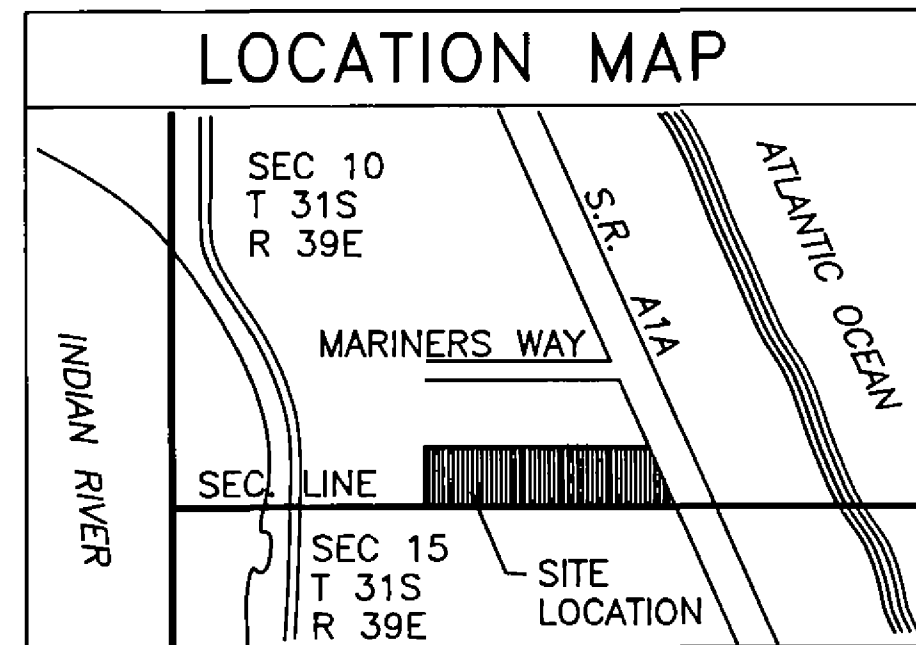


Exhibit "A"  
**OCEAN WAY SUBDIVISION**  
 SECTION 10, TOWNSHIP 31 SOUTH, RANGE 39 EAST  
 INDIAN RIVER COUNTY, FLORIDA

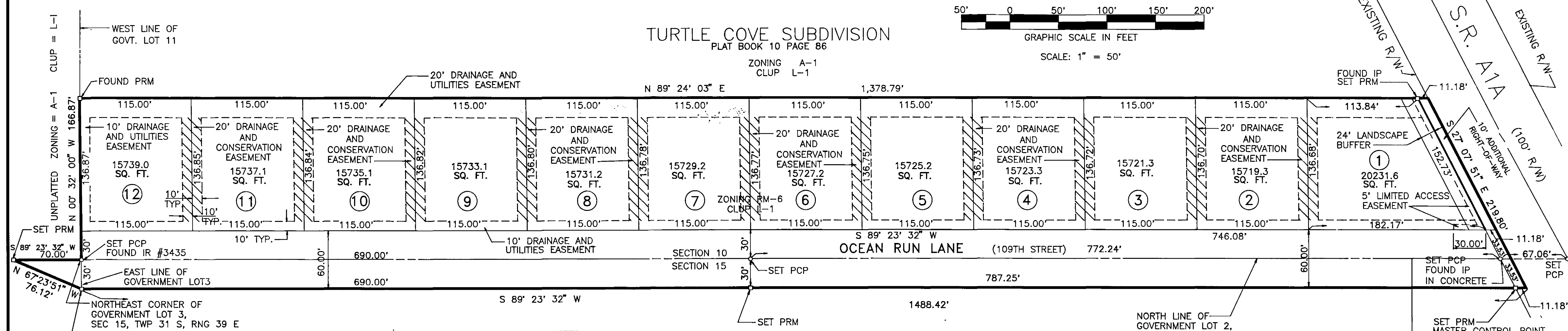
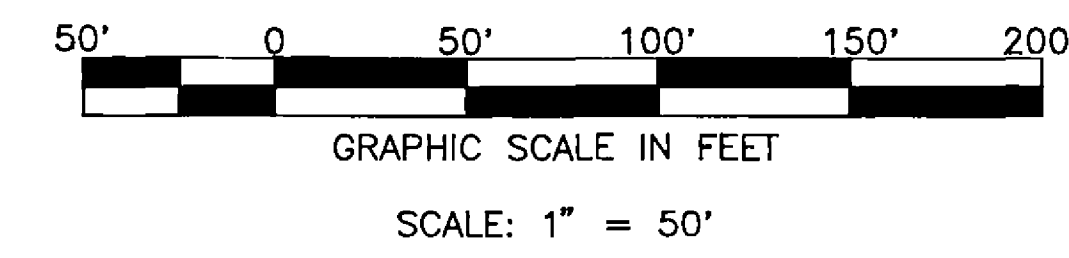
PLAT BOOK 13  
 PAGE NO. 92A  
 DOCKET 766253

PREPARED: FEBRUARY, 1990

REVISED: APRIL 8, 1990  
 REVISED: JANUARY 8, 1991  
 REVISED: APRIL 10, 1992  
 REVISED: AUGUST 21, 1992  
 REVISED: NOVEMBER 10, 1992



LEGEND  
 □ DENOTES PERMANENT REFERENCE MONUMENT (PRM)  
 ○ DENOTES PERMANENT CONTROL POINT (PCP)



- NOTES:
1. THERE MAY BE ADDITIONAL RESTRICTIONS WHICH ARE NOT RECORDED ON THIS PLAT THAT WILL BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  2. NO CONSTRUCTION, TREES OR SHRUBS, WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
  3. BEARINGS BASED UPON THE PLATTED SOUTH PROPERTY LINE OF TURTLE COVE SUBDIVISION, BEARING N 89° 24' 03" E.
  4. SURVEY SITE AND LANDS WITHIN 200 FEET OF SITE APPEAR TO BE IN FLOOD ZONES "X" AND "AE" PER F.I.R.M PANEL NO. 12061 C 0083F DATED JULY 2, 1992.
  5. ALL UTILITIES MUST BE PLACED UNDERGROUND PER SECTION 10(H) INDIAN RIVER COUNTY CODE OF ORDINANCES.
  6. MASTER CONTROL POINT ELEVATION = 8.66 N.G.V.D., BASED UPON D.N.R. MONUMENT 88-78-A-09, ELEVATION = 8.30 N.G.V.D.
  7. A 5' LIMITED ACCESS EASEMENT IS HEREBY CREATED ALONG THE FULL LENGTH OF THE NORTHEAST PROPERTY LINE OF LOT 1, AND BEGINNING AT THE WEST R/W LINE OF SR A1A, RUNNING 30' WESTERLY ALONG THE SOUTH PROPERTY LINE OF LOT 1.
  8. THE PRESERVATION EASEMENTS AT THE SIDE LOT LINES ARE DEDICATED FOR THE PRESERVATION OF NATIVE PLANT SPECIES PER INDIAN RIVER COUNTY COMPREHENSIVE PLAN REQUIREMENTS IN EFFECT AT THE TIME OF RECORDING THIS PLAT, AND MAY NOT BE CLEARED OF VEGETATION.
  9. RIGHT-OF-WAY WIDTH OF S.R. A1A ACCORDING TO F.D.O.T. R/W MAP SECTION NO. 8807-102, PAGE 4 OF 7.

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN O.R. BOOK 957, PAGE 127

OWNER:  
 ANDREW R. MACHATA  
 10910 NORTH A1A  
 ORCHID ISLE, FLORIDA 32964  
 (407) 725-2400

**FLOOD HAZARD WARNING**  
 THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100-YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT YOUR LOCAL BUILDING ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

THIS INSTRUMENT PREPARED BY:  
 JOHN R. MORGAN II, PLS  
 4616 20TH STREET  
 VERO BEACH, FLORIDA 32960