

# Calcutta Docks

# Brief History

- 1985- Memorandum from then County Attorney to Environmental Planner stating people allowed to build docks on a first come first serve basis so long as they entered into a hold harmless agreement with the County.
- 1991- Agenda item brought to Board to have the first license agreement adopted with an annual fee of \$100.
- 1998- Board passed Resolution 1998-58 delegating authority to the Community Development Director to execute license agreements pertaining to the Calcutta docks.
- 2022- Board passed Resolution 2022-040 to increase the annual fee from \$100 to \$2,000 per year for any newly entered into license agreement and implemented a one-time dock license transfer fee of \$5,000. The Resolution further modified the license agreement adding additional requirements that will be broken down further in a future slide.
- 2024- Board instructed County Attorney's Office to fix issues with the License agreements, including maintenance.
- 2025- County Attorney's Office is bringing back its findings and research for the Board to make a recommendation on how they would like to proceed.

# January 28, 2025



© All Eagleview Technology Corporation

# January 10, 2020



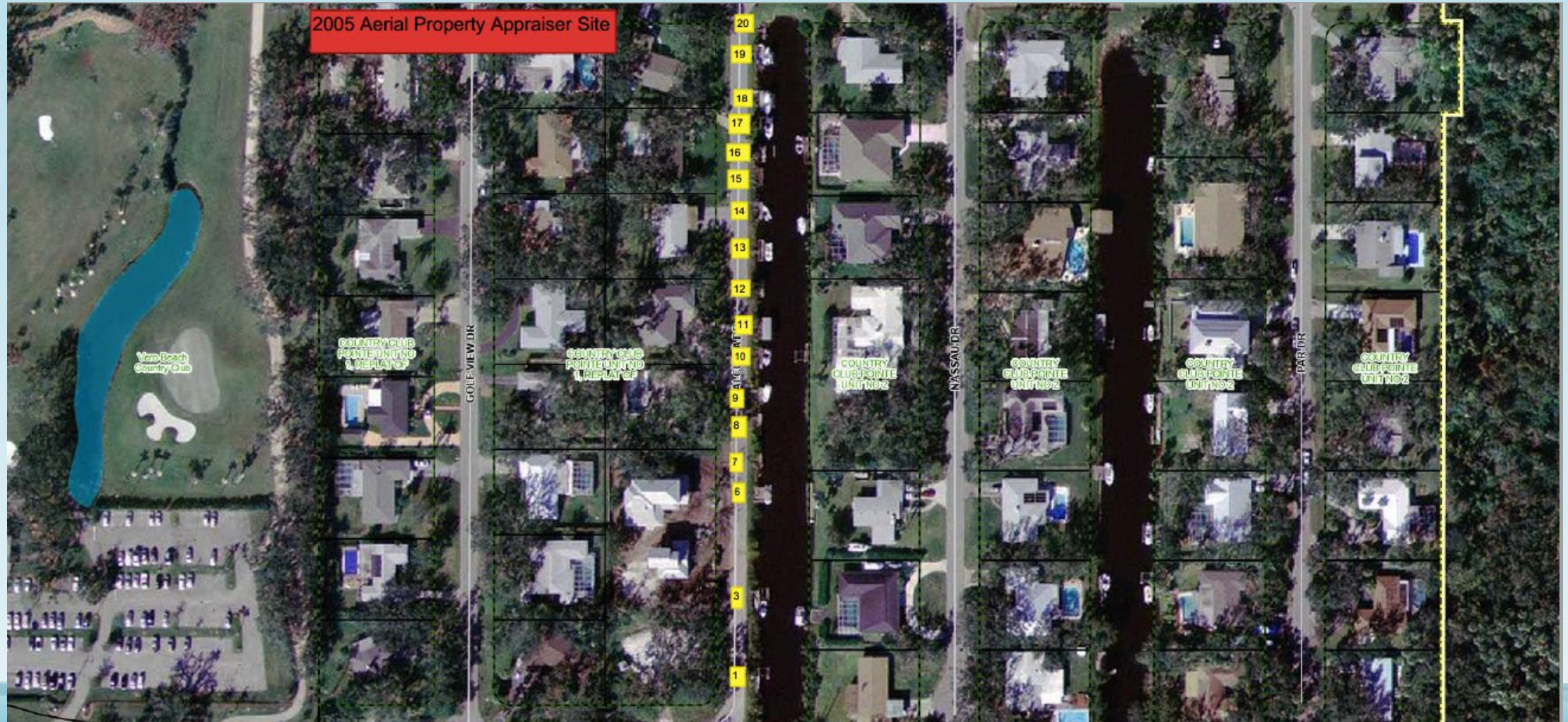
\* Note there is no dock 5 in this image.\*

# February 17, 2007



\*Note docks 2, 4, and 5 are missing in this image.\*

# Property Appraiser 2005



# Are the current license agreements terminable?

- Yes, they are.

- Why?

- Because they are in fact a terminable lease agreement and not a license agreement pursuant to case law based on their exclusivity.
    - Every license agreement regardless of when they were entered into provides and exclusive right to use the dock and surrounding land area to the exclusion of the public. (many even have no trespassing signs)

# Florida Constitution Article 7, Section 10

- A county shall not give lend or use its taxing power or credit to aid any corporation, association, partnership or person.
- Is this an issue and is it fixable?
  - Yes, entering into a lease agreement that is allowed under Florida Statute Section 125.35 so that the revenue brought in by the new lease agreement can serve as the public benefit as revenue has been deemed by case law to be a valid public benefit.

# How many docks are on the new license agreement from 2022?

- 4, they are dock numbers 1, 2, 6, and 20.
  - What is the annual fee for those docks?
    - \$2,000/year

# How many docks are on the old license agreement?

- 14

- What is the annual fee for those docks?

- \$100/year

# Are there docks currently not on a license agreement?

- Yes, 2 docks currently do not have a license agreement with the County, they are number 9 and number 16.

# Is there currently a fee for the waiting list?

- No

- Who maintains the waiting list?

- The County Attorney's Office.

# Facts about all currently in place dock agreements:

- All the current license agreements state that the County has the right to make annual inspections.
- All the current license agreements give 30 days to fix any deterioration or non-conformities with the code.
- All the current license agreements have height limits of 14 feet due to bulkhead.
- All the current license agreements have language stating they terminate upon sale of the property and require execution of a new license agreement, therefore the agreements are NOT a transferrable right.
- All contain language about new owner's ability to enter into a similar license agreement with the County within 90-day of purchase of property that already has a license agreement with the County, and that should the 90-day period not be met then the dock and all improvements will become property of the County.

# Comparison of Proposed Changes

Changes Approved in 2022	Current Changes Proposed for Approval
May 2022 Board voted to increase annual license fee to \$2,000 per year for new license agreements and a one-time \$5,000 dock license transfer fee.	<p>The fee for all dock lease agreements be the same, changing all dock annual lease amounts to \$2,000 and waving the \$5,000 one-time transfer fee as there will be no transfer in ownership this time around.</p> <p>Keeping \$5,000 one-time transfer for when there is a transfer in ownership.</p>

# Comparison of Proposed Changes

<b>Changes Approved in 2022</b>	<b>Current Changes Proposed for Approval</b>
<p>May 2022 Board voted to implement a new policy of docks reverting to County then that dock will go to the next person on the waiting list.</p>	<p>The Board create a limited time lease agreement for all docks moving forward.</p>

# Comparison of Proposed Changes

Changes Approved in 2022	Current Changes Proposed for Approval
<p><u>May 2022 Board voted to add the following requirements to the license agreement:</u></p> <ul style="list-style-type: none"><li>• Docks falling into disrepair not fixed within the allotted time shall be removed by County and the property leased</li><li>• 3<sup>rd</sup> party inspection on a 5-year basis with report submitted to the County for review.</li><li>• Termination of agreement for unpermitted work on the dock that would have required a permit.</li><li>• Extended the annual inspections by the County include after storm events or in response to complaints submitted to the County by 3<sup>rd</sup> parties.</li></ul>	<ul style="list-style-type: none"><li>• Clarifying that the annual inspections will occur by the Building Department</li><li>• Adding building department fee for annual inspection of \$75.</li><li>• Adding review fee of \$50 for Building Department review of 3<sup>rd</sup> party inspection reports.</li><li>• Changing the repair timeframe to 60 days instead of the current 30 days when there is a violation/disrepair discovered.</li><li>• Setting a cap to one dock lease agreement per property owner.</li></ul>

# Comparison of Proposed Changes

Changes Approved in 2022	Current Changes Proposed for Approval
<ul style="list-style-type: none"><li>• Prior approval required by the County for installation of electricity to a dock. (changed in new)</li><li>• Prior approval required by the County for installation of any water or irrigation service and connection to the dock. (changed in new)</li><li>• Created a maximum length of any boat to 24 feet including engines.</li><li>• Added provision in the license agreement requiring licensee to apply for a permit within 60 days of entering into a license agreement to either repair or demolish and rebuild the dock. Then requires all work to be completed within 120 days from issuance of the permit.</li></ul>	<ul style="list-style-type: none"><li>• Requiring Tenants to maintain dock post numbers denoting docks address in good orderly condition, failure to do so will allow the County to repair the sign and charge the Tenant for the cost.</li><li>• Installation of electricity and water or irrigation service to the dock need to be permitted. (changed from prior approval)</li><li>• Setting an express term of the lease agreement. (5-7 years) with possible renewability.</li><li>• Terminating option of new owner of property to enter into a license agreement with the County.</li><li>• Placing all terminated lease agreements back on the list for the next person on the dock waiting list.</li></ul>

# Why suggest 5–7-year term?

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Economists' Outlook

Housing stats and analysis from NAR's research experts.

Blogs > Economists' Outlook

## How long do homeowners stay in their homes?

Owners typically stay fewer years in their homes in metro areas with a high concentration of new residents, a NAR analysis shows.

January 8, 2020

By: Nadia Evangelou

Share

Search Economists' Outlook

As of 2018, the median duration of [homeownership](#) in the U.S. is 13 years<sup>1</sup>. Compared to previous years, homeowners opt to spend more time holding onto their residences. Median tenure has increased by 3 years since 2008.

Nevertheless, homeownership duration varies from area to area. Homeowners in some metro areas move more frequently than homeowners in the rest of the country. To begin our analysis, we looked at the median years of residence for owner-occupied homes located in the 100 largest U.S. metro areas. The American

nar.realtor/blogs/economists-outlook/how-long-do-homeowners-stay-in-their-homes

HURRICANE DORIANNational Hurricane...Home | Florida Asso...CONNECTExplorer™...KronosMessage Archiver: S...Search Institutions ~...

homeowners spend less time holding onto their primary residences than the typical homeowner across the country.

Specifically, homeowners in the following areas typically stay up to 8 years in their homes:

Where owners spend less time holding onto their homes

City	Median Years
Boise City, ID	8 years
Provo Orem, UT	7 years
Las Vegas, NV	7 years
Phoenix, AZ	8 years
Colorado Springs, CO	8 years
Austin, TX	8 years
North Port, FL	8 years
Cape Coral, FL	7 years

# Are there Other Marinas Locally?

- Yes, there are several.

# Loggerhead Marina Vero Beach

- 161 wet slips overall
- Up to 120 feet vessel length allowed
- Annual contract for a smaller slip for up to 30-foot vessel is priced at \$880/month plus taxes and utilities. Totaling \$10,560/year before taxes and utilities.
- The tenants have access to the captain's lounge 24 hours a day. There are men's and women's restrooms with showers available. There is a pool and a coin laundry available.



# City of Vero Beach Municipal Marina

## SECTION I- WET SLIP, DRY STORAGE & MOORING RATES

### A. Transient Slips:

- **Daily:** \$2.50 per ft. per day
- **Weekly:** \$2.00 per ft. per day (7-night minimum)
- **Monthly:** \$18.00 per ft. per month (1 month minimum)
- **Seasonal:** \$17.00 per ft. per month (6-month minimum Nov-Apr) (4-month minimum May-Oct)

### Vessels over 100 feet LOA:

\$4.50 per ft. per day, plus appropriate daily rate for Towed Tender is applicable.

### Dockage Cancellation Fee:

If Reservation is not canceled within the following time frames, ahead of the reservation arrival date, the dockage fee for that reservation shall be assessed accordingly at the daily rate:

- **Daily:** (24) Twenty-four hours notice / one day assessed
- **Weekly:** (48) Forty-eight hours notice / two days assessed
- **Monthly:** (7) Seven days notice / four days assessed
- **Seasonal:** (14) Fourteen days notice / seven days assessed

A charge of \$5.00 per day shall apply for vehicles parked overnight in Marina parking spaces before the arrival of a transient vessel or remaining the day(s) after the

- Monthly rental would be \$432/Month based on a 24-foot vessel.
- Seasonal would be \$408 a month based on a 24-foot vessel. (there is a 6 month and 4 month minimum depending on the months)

# City of Vero Beach Municipal Marina

## **B. Long-term Slips (Annual):**

- \$15.00 per ft. per month. Vessels over **100 ft.** \$35.00 per ft. per month.

## **Tenders:**

- Tenders that are not stored onboard and are typically towed by the parent vessel shall be charged at the appropriate rate for their overall length for the same term as the parent vessel. Tenders for annual tenants shall be placed in their own separate slips and not moored on the hip of the parent vessel.

## **C. Liveaboard Slips:**

- \$100.00 per vessel per month in addition to per ft. rate (maximum 20 Liveaboards).

Any liveaboard vessel that is absent from its assigned berth for a full calendar month may have the liveaboard fee waived for that period. The named vessel must be absent from its assigned slip for the full calendar month for this waiver to apply.

## **D. Dry Storage:**

- Annual \$325.00 per month
- Transient \$365.00 per month
- Jet Ski \$125.00 per month
- Forklift: Haul & Launch: \$150.00 includes one day on a work rack. \$50.00 per day for any additional days.

- Annual slip rental for a 24-foot vessel comes out to \$360/month or \$4,320/year.

# City of Vero Beach Municipal Marina

## **SECTION III- WAITING LIST FEE**

A \$50.00 per year waiting list fee shall be charged to any applicant requesting to have their name placed on the waiting list. The fee is to be charged for each year that the applicant wants to keep their name on the waiting list. Only in the year that the applicant's name is selected for an available slip will that year's \$50.00 fee be applied towards the first month's dockage (for Annual Dockage only).

## **SECTION IV -LATE PAYMENT PENALTY; RETURNED CHECKS**


Except as otherwise provided, all fees and charges are due and payable on the first day of each calendar month. Fees and charges not paid by the 10th day of the month due shall be increased by a \$25.00 penalty charge. Checks returned unpaid shall be subject to returned check fees as provided by Florida law. Late payment due to a returned check also incurs the late payment penalty.

## **SECTION V - FEES & CHARGES EXCLUDE APPLICABLE TAXES**

All fees and charges are exclusive of applicable taxes.

- The County does not currently have a waiting list fee.
- The City charges \$50/year for the name of the individual to be placed on the waiting list for annual dockage only, that amount is applied toward their annual dock fee only in the year they get the dock.
- County does not currently have late fees or bad check fees associated with the docks. City does.
- Both County and City have the dock lessee pay taxes.

# City of Vero Beach Municipal Marina

	<small>Insurance Provided</small>	
	<small>Photo's Provided</small>	
	<small>RECEIVED BY</small>	
<small>Marina Staff Use Only</small>		

**VERO BEACH MUNICIPAL MARINA**  
**LOCATION APPLICATION FORM**

*Please Print:*

**Application Type:**  
DOCKAGE: \_\_\_\_\_ DRYSTORAGE: \_\_\_\_\_ START DATE: \_\_\_\_\_

**VESSEL NAME:** \_\_\_\_\_

**Boat Specifications:**  
L.O.A: \_\_\_\_\_ ft \_\_\_\_\_ in      BEAM: \_\_\_\_\_ ft \_\_\_\_\_ in      DRAFT: \_\_\_\_\_ ft \_\_\_\_\_ in

- Boat measurements shall be for overall length of the vessel including bowsprits, davits and dinghies hung on the transom, swim platform, pulpits, outboard motors or any structure or fixture extending beyond actual hull dimensions.
- Final determination of vessel dimension may be made by the Marina Staff upon vessel arrival

**YEAR:** \_\_\_\_\_ **MAKE:** \_\_\_\_\_

**MODEL:** \_\_\_\_\_

**POWER:** ☐ "T"-TOP: Yes: ☐ No: ☐ **SAIL:** ☐

**First Name:** \_\_\_\_\_ **Last Name:** \_\_\_\_\_

**Street:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **Email:** \_\_\_\_\_

Application expires six (6) months from date of signed application. By signing I acknowledge to provide the marina with proof of ownership, proof of insurance and recent photos of the above listed vessel. If application is approved for dockage, I acknowledge to add the "City of Vero Beach Marina" as additional insured on my insurance policy prior to vessel arriving at the marina. Application will not be complete until all documentation is provided.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date:**

- County should consider adding proof of ownership when a dock is being leased out to a lessee. There is currently no method to prove that the boat at the dock is owned by the person who is on the license agreement.
- County should consider requesting proof of insurance and recent photos for the vessel.
- County already seeks to be added to an insurance policy as an additional insured, similarly to the City.

Marinas are NOT the same  
as a small private boat slip!

# Dockshare!

[ABOUT](#)[FAQs](#)[BLOG](#)[OUR PARTNERS](#)[CONTACT US](#)[List Your Dock](#)[Find a Dock](#)[How It Works](#)[Login](#)

## LIST YOUR DOCK WITH US

[GET STARTED](#)

### RENTING OUT YOUR DOCK: HOW IT WORKS

If you want to rent out your dock or boat slip that you're not using, it's time to list it on Dockshare and start making some passive income.

Best of all, **it's free to list!**

**Top 3 things you need to know when you want to rent out your dock:**

1. We provide peace of mind with secure payment processing, enhanced guest screening, and property damage protection.
2. All payments go through our secure platform and Dockshare retains 10% of earnings. Payouts occur 24 hours prior to the first day of the booking.
3. You set all the rules! What will you charge? Allow liveaboards? Is parking available? Can people bring pets? It's all on your terms!

Learn more about **How It Works**, schedule an **orientation call** with a team member, or **start your listing** now!

# Dockshare



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## Catamaran ideal Dock for rent

Hutchinson Island, FL 34949

Permanent dock 30 ft. wide 50 ft. long 4 ft. deep

\$1,800 / Month



Is this dock available? See the availability on this calendar:

(Don't see the dates you are looking for? Head back to the search results and filter by your dates.)

Check availability below, place a booking request, and start your **no-commitment, fully-refundable 7-day\*** preview period now.

START DATE

END DATE

Check Availability & Book

Requires minimum stay of 1 month(s)

## Catamaran ideal Dock for rent

Hutchinson Island, FL 34949

Permanent dock 30 ft. wide 50 ft. long 4 ft. deep \$1,800 / Month



Located in Hutchinson Island, FL 34949



## Property Details

**Property Type:** Permanent dock  
**Mean Low Water:** 4

**Slip Width:** 30  
**Slip Length:** 50

### Amenities

- ✓ Has Water
- ✓ No Bathrooms
- ✓ No Showers

### Parking Information

- ✓ Has Vehicle parking available onsite
- Number of parking spaces:** 1
- Distance from parking area:** 80

### Shore Power

- ✓ Do you offer shore power?
- ✓ 20 amp (household outlet)
- ✓ 30 amp
- ✓ 50 amp
- ✓ 100 amp Single Phase (A/n/a)

# Dockshare

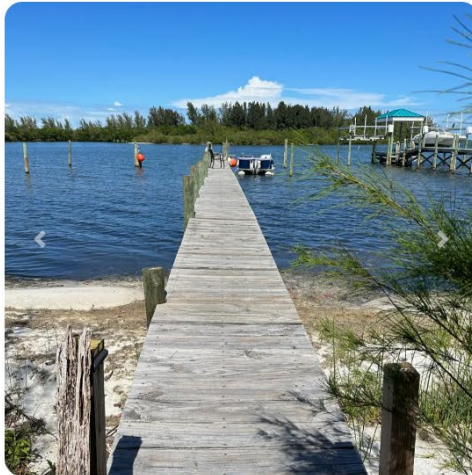


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## Boat Dock at Grant Florida

Grant-Valkaria, FL 32949

Permanent dock 4 ft. wide 70 ft. long 10 ft. deep \$50 / Day \$280 / Week \$900 / Month



Is this dock available? See the availability on this calendar:

(Don't see the dates you are looking for? Head back to the search results and filter by your dates.)

Check availability below, place a booking request, and start your no commitment, fully-refundable 7-day\* preview period now.

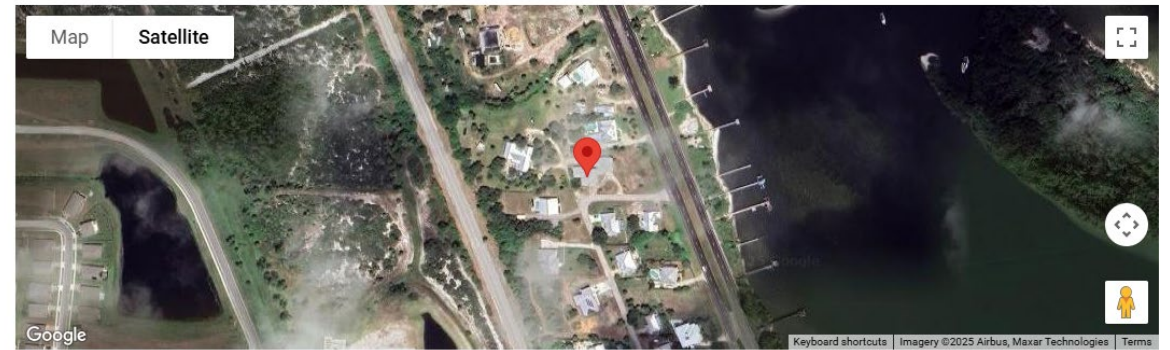
START DATE	END DATE
<input type="text"/>	<input type="text"/>
<a href="#">Check Availability &amp; Book</a>	

## Boat Dock at Grant Florida

Grant-Valkaria, FL 32949

Permanent dock 4 ft. wide 70 ft. long 10 ft. deep \$50 / Day \$280 / Week \$900 / Month

Located in Grant-Valkaria, FL 32949



## Property Details

**Property Type:** Permanent dock  
**Mean Low Water:** 10

**Slip Width:** 4  
**Slip Length:** 70

### Amenities

- No Water
- Has 120 volt electric
- No 240 volt electric
- No Bathrooms
- No Showers

### Parking Information

- Has Vehicle parking available onsite
- Number of parking spaces:** 3
- Distance from parking area:** 10

### Property Rules

- Does Not Allow liveaboards
- Does Not Allow pets
- Does Not Allow smoking

## About this Property

Located on the Indian River, easy access to the ocean and , back to island, a very quiet and peaceful boat dock.

# Dockshare



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## River House Dock

📍 Grant-Valkaria, FL 32949

🚢 Permanent dock 11 ft. wide 30 ft. long 3 ft. deep

\$30 / Day \$150 / Week \$450 / Month



Is this dock available? See the availability on this calendar:

(Don't see the dates you are looking for? Head back to the [s](#) filter by your dates.)

Check availability below, place a booking request, and start **commitment, fully-refundable 7-day\*** preview period now.

START DATE

END DATE



Check Availability & Book

## River House Dock

📍 Grant-Valkaria, FL 32949

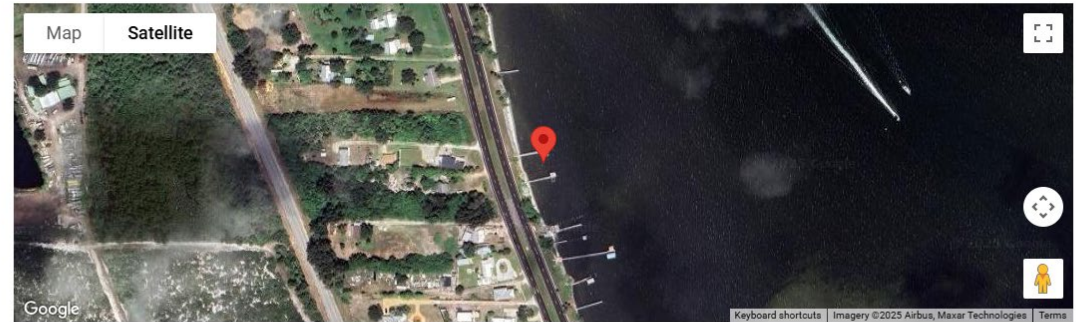
🚢 Permanent dock 11 ft. wide 30 ft. long 3 ft. deep

\$30 / Day \$150 / Week \$450 / Month



2 more...

📍 Located in Grant-Valkaria, FL 32949



## Property Details

**Property Type:** Permanent dock

**Mean Low Water** 3

**Slip Width** 11

**Slip Length** 30

### Amenities

- ✓ Has Water
- ✓ Has 120 volt electric
- ✓ Has 240 volt electric

### Parking Information

- ✓ Has Vehicle parking available onsite
- Number of parking spaces:** 6
- Distance from parking area:** 10

### Property Rules

- ⊘ Does Not Allow liveaboards
- ✓ Does Allow pets
- ✓ Does Allow smoking

# But those are all on the main river!

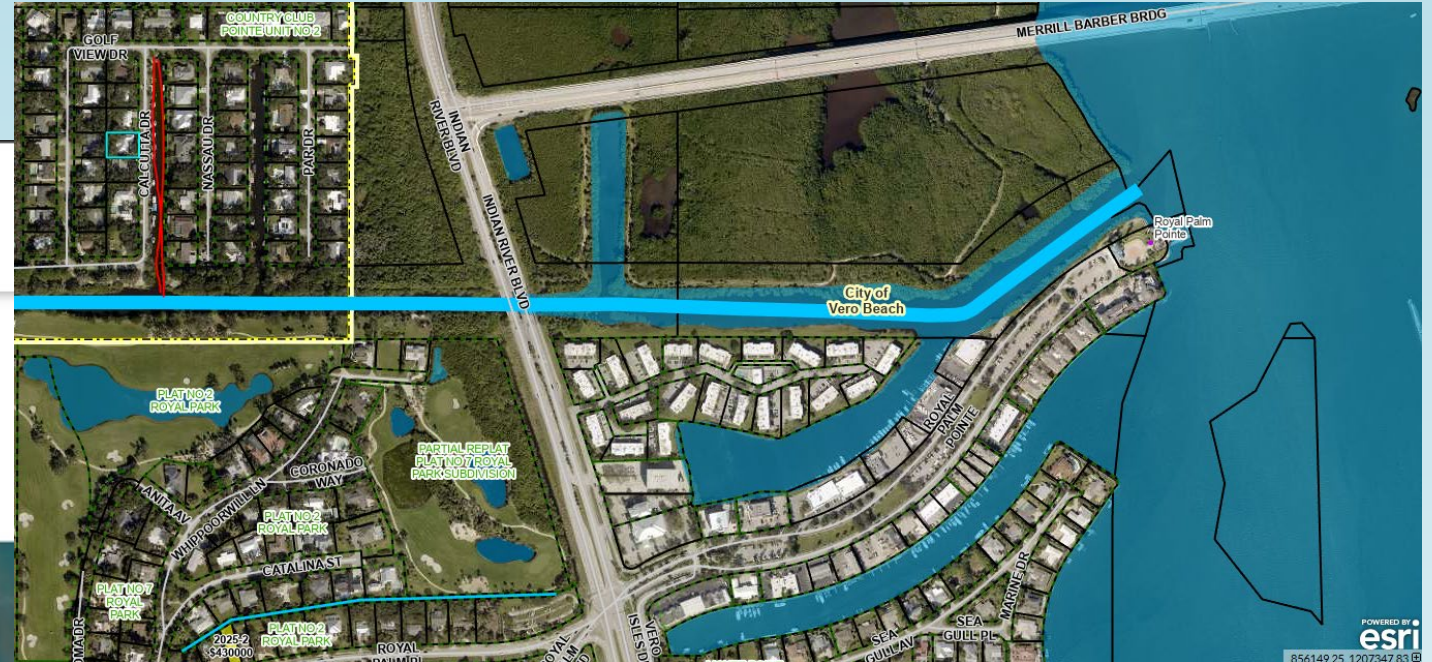
## Catamaran ideal Dock for rent

Hutchinson Island, FL 34949

Permanent dock 30 ft. wide 50 ft. long 4 ft. deep \$1,800 / Month



Located in Hutchinson Island, FL 34949



# Moving forward:

1. Does the Board want to move forward with terminating the old license agreements as they come due and offer the new lease agreement upon notice of termination of the old license agreement?
2. Does the Board accept the new proposed lease agreement, or are there changes? What are they?
3. Does the Board accept the proposed Resolution, or are there changes?
4. When there is a breach of the agreement does the Board want to delegate the authority to terminate the dock lease agreements to a department head or would the Board like to keep that authority?

# Original Deed for Dock 1 property

\*All deeds have been provided in Backup\*

# 71667

DEED BOOK 99 PAGE 4

WARRANTY DEED (RESIDENTIAL) PARCO'S FORM D PARCO PUBLISHING CORPORATION MIAMI 37, FLORIDA

This Indenture, Made this 4th day of August, A. D. 1955,  
BETWEEN RUSSELL BURKS and BARBARA BURKS, his wife  
  
of the County of Indian River, in the State of Florida, parties of the first part, and  
TAM F. MOODY and DIANA S. MOODY, his wife  
of the County of Indian River, in the State of Florida, parties of the second part.  
WITNESSETH, That the said parties of the first part, for and in consideration of the sum of  
Ten Dollars,  
to them in hand paid by the parties of the second part, the receipt whereof is hereby  
acknowledged, have granted, bargained and sold to the said parties of the second part,  
their heirs and assigns, forever, the following described land, situate, lying and being in the  
County of Indian River and State of Florida, to-wit:  
  
Lot 16, Block 2, Country Club Pointe, Unit #1,  
according to plat thereof recorded in Plat  
Book 4, page 11, Indian River County records.

Record and Return  
MERKIMAN, BOWEN &  
ATTORNEYS AT LAW  
Vero Beach, Florida

And the said parties of the first part do hereby fully warrant the title to said land, and will  
defend the same against the lawful claims of all persons whomsoever.

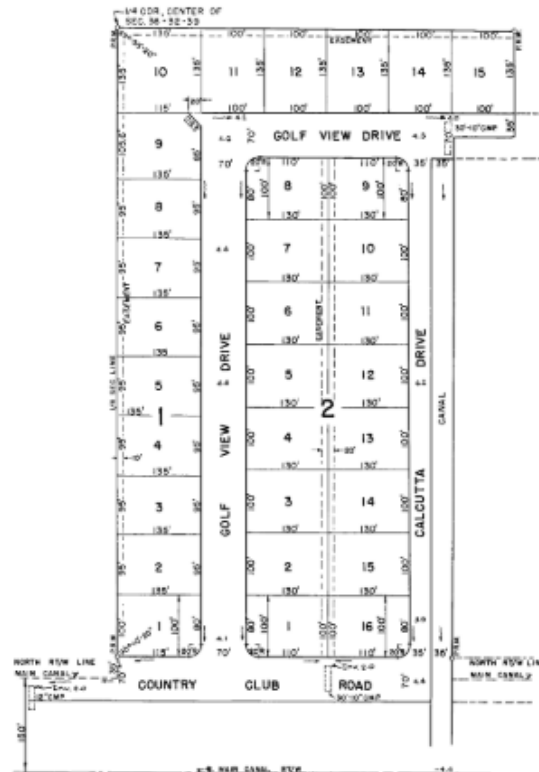
IN WITNESS WHEREOF, the said parties of the first part have hereunto set their  
hands and seals the day and year above written.

Signed, sealed and delivered in presence of us:  
John O. O'Connell } Russell Burks (Seal)  
Shirley A. O'Connell } Barbara Burks (Seal)

# RE-PLAT OF "COUNTRY CLUB POINTE"

UNIT NO. 1

BEING A SUBDIVISION OF THE WEST 535 FT. AND THE EAST 100 FT. OF THE NORTH 170 FT. OF THE WEST 635 FT. OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 (LESS THE SOUTH 300 FT. OF THE NORTH 1/2 OF THE SOUTH EAST 1/4) IN SEC. 36, TWP. 32 SOUTH, RGE. 39 EAST INDIAN RIVER COUNTY, FLORIDA.



SCALE: 1"=100'

NOTE: 10 FOOT PUBLIC UTILITY & DRAINAGE EASEMENT ON ALL REAR LOT LINES.

## DEDICATION BY OWNER

STATE OF FLORIDA

INDIAN RIVER COUNTY

BE, the undersigned, the owner of the tract of land hereinafter described, do hereby dedicate to the public use of the State of Florida the following:

Country Club Pointe

TO HAVE AND TO HOLD the same unto the State of Florida, its heirs, assigns and successors, to the end that the same may be used for the purposes of a public park, playground, school, hospital and other public uses of the State.

*Quinnell Burks*  
Barbara Burks

Witness, made and executed in the presence of:

*Barbara Burks*  
Barbara Burks

STATE OF FLORIDA

COUNTY OF Indian River

Do hereby certify that the foregoing is a true and correct copy of the original of the same as the same was recorded in the public records of the County of Indian River, State of Florida, on the 18th day of June, 1967.

*Barbara Burks*  
Barbara Burks

Witness, made and executed in the presence of:

*Barbara Burks*  
Barbara Burks

Witness, made and executed in the presence of:

## CERTIFICATE OF CLERK OF COUNTY COURT

STATE OF FLORIDA

COUNTY OF Indian River

I, Clerk of the County Court of Indian River County, Florida, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same was recorded in the public records of the County of Indian River, State of Florida, on the 18th day of June, 1967.

*Barbara Burks*  
Barbara Burks

## CERTIFICATE OF APPROVAL

FOR THE County Club Pointe

TO HAVE AND TO HOLD the same unto the State of Florida, its heirs, assigns and successors, to the end that the same may be used for the purposes of a public park, playground, school, hospital and other public uses of the State.

*Barbara Burks*  
Barbara Burks



What it would have looked like prior to the road dedication to the County.

# RE-PLAT OF "COUNTRY CLUB POINTE"

UNIT NO. 1

BEING A SUBDIVISION OF THE WEST 535 FT. AND THE EAST 100 FT. OF THE NORTH 170 FT. OF THE WEST 635 FT. OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 (LESS THE SOUTH 300 FT. OF THE NORTH 1/2 OF THE SOUTH EAST 1/4) IN SEC. 36, TWP. 32 SOUTH, RGE. 39 EAST INDIAN RIVER COUNTY, FLORIDA.



SCALE: 1"=100'

NOTE: 10 FOOT PUBLIC UTILITY & DRAINAGE EASEMENT ON ALL REAR LOT LINES.

PLAT BOOK 4 PAGE 11  
DOCKET NO. 70846

DEDICATION BY OWNER  
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER  
WE, the undersigned, the owner of the tract of land hereinafter described, do hereby dedicate the same to the public for the use and purpose of a  
Country Club Pointe  
and we warrant that the same is not subject to any other claim or interest of any person.  
IN WITNESS WHEREOF, we have hereunto set our hands and seals at the County of Indian River, State of Florida, this 18th day of June, 1987.  
Quinnell Burks  
Barbara Burks  
Witness, State and County Clerk to the President of

Barbara Burks  
Quinnell Burks  
Witness

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER  
We, the undersigned, do hereby dedicate the tract of land hereinafter described to the public for the use and purpose of a  
Country Club Pointe  
and we warrant that the same is not subject to any other claim or interest of any person.  
IN WITNESS WHEREOF, we have hereunto set our hands and seals at the County of Indian River, State of Florida, this 18th day of June, 1987.  
Quinnell Burks  
Barbara Burks  
Witness, State and County Clerk to the President of

CERTIFICATE OF CLERK OF COUNTY COURT  
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER  
I, Clerk of the County Court of Indian River County, Florida, do hereby certify that the foregoing is a true and correct copy of the original of the plat of the Country Club Pointe, Unit No. 1, as shown on the map of the County of Indian River, State of Florida, this 18th day of June, 1987.  
In the office of the Clerk of the County Court of Indian River County, Florida, this 18th day of June, 1987.  
Barbara Burks  
Clerk of the County Court of Indian River County, Florida

CERTIFICATE OF APPROVAL  
FOR THE Country Club Pointe  
I, the undersigned, do hereby approve the foregoing plat of the Country Club Pointe, Unit No. 1, as shown on the map of the County of Indian River, State of Florida, this 18th day of June, 1987.  
Barbara Burks  
Witness, State and County Clerk to the President of

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER  
I, the undersigned, do hereby dedicate the tract of land hereinafter described to the public for the use and purpose of a  
Country Club Pointe  
and we warrant that the same is not subject to any other claim or interest of any person.  
IN WITNESS WHEREOF, we have hereunto set our hands and seals at the County of Indian River, State of Florida, this 18th day of June, 1987.  
Quinnell Burks  
Barbara Burks  
Witness, State and County Clerk to the President of