

KNJ FARMS AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING WITHIN A PORTION OF TRACT 14,
LYING IN SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT
BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS AFFIDAVIT OF EXEMPTION ARE FILED
IN OFFICIAL RECORDS BOOK 3685, PAGE 701, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CERTIFICATION OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN D. GILLESPIE, SR. AND KARA S. GILLESPIE, NKA KARA S. GRABENBAUER, AS TENANTS IN COMMON OF THE LAND DESCRIBED AND SUBDIVIDED HEREIN, AS KNJ FARMS AFFIDAVIT OF EXEMPTION, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. INGRESS/EGRESS EASEMENTS: THE INGRESS/EGRESS EASEMENT AS SHOWN IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT SHALL BE DEDICATED FOR THE USE AND BENEFIT OF THE RESPECTIVE OWNERS OF PARCELS 2 AND 3 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF SAID PARCELS 2 AND 3 AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, MOSQUITO CONTROL DISTRICT AND AMBULANCE, SHALL HAVE THE RIGHT TO USE THE INGRESS/EGRESS EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH INGRESS/EGRESS EASEMENTS.

2. LIMITED ACCESS EASEMENTS: THE 5.00 FOOT LIMITED ACCESS EASEMENT ALONG THE SOUTHERN PORTIONS OF PARCELS 1 AND 2, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. UTILITY EASEMENTS: THE 10.00 FOOT WIDE UTILITY EASEMENTS AS SHOWN ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE WITH THE MAINTENANCE OBLIGATION TO THE INDIVIDUAL PARCEL OWNERS. THE PURPOSE OF THESE EASEMENTS SHALL BE 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. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IN THE FUTURE, WHEN A POTABLE WATER DISTRIBUTION AND/OR A WASTEWATER COLLECTION SYSTEM BECOMES AVAILABLE TO SERVICE THE SUBDIVISION, SERVICE IMPROVEMENTS(S) AND CONNECTIONS(S) TO ALL LOTS SHALL BE MADE BY THE PROPERTY OWNERS AND SHALL BE PAID FOR BY THE PROPERTY OWNERS, ALONG WITH ANY EASEMENT DEDICATIONS TO THE COUNTY FOR SAID POTABLE WATER/WASTEWATER CONNECTIONS

4. TRACT "A": ROAD RIGHT-OF-WAY SHOWN ON THIS AFFIDAVIT OF EXEMPTION, IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS AND SEAL THIS _____ DAY OF _____, 2025

BY: _____
JOHN D. GILLESPIE, SR.
WITNESS: _____
WITNESS: _____
PRINT NAME: _____
PRINT NAME: _____
BY: _____
KARA S. GILLESPIE,
NKA KARA S. GRABENBAUER
WITNESS: _____
WITNESS: _____
PRINT NAME: _____
PRINT NAME: _____

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY JOHN D. GILLESPIE, SR., AS TENANT IN COMMON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARIAL SEAL
NOTARY PUBLIC
BY: _____
PRINTED NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRATION: _____

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY KARA S. GILLESPIE, NKA KARA S. GRABENBAUER, AS TENANT IN COMMON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARIAL SEAL
NOTARY PUBLIC
BY: _____
PRINTED NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRATION: _____

MORTGAGEE'S CONSENT & JOINDER

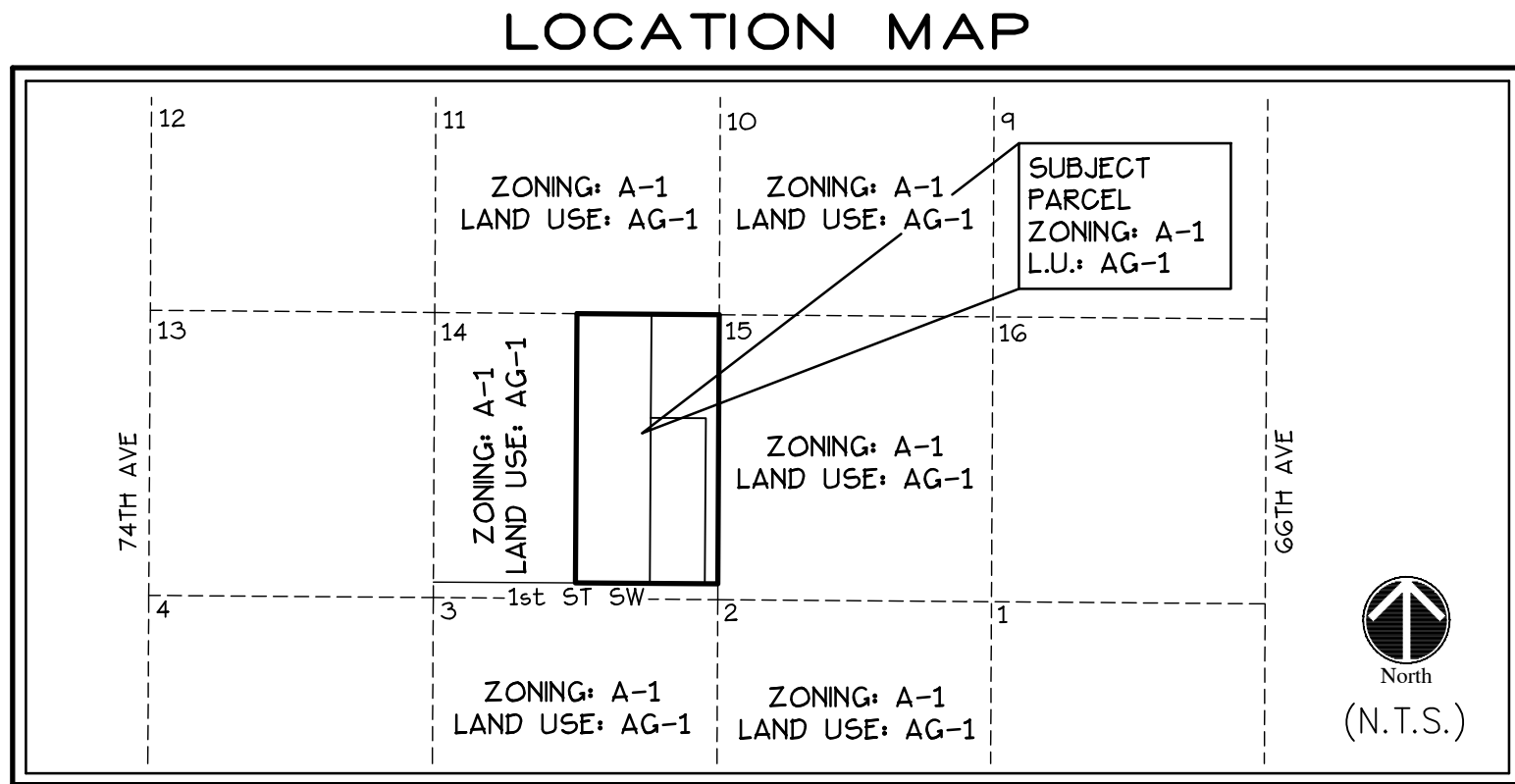
STATE OF _____
COUNTY OF _____

THE UNDERSIGNED 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 RECORDS BOOK 2305, PAGE 1921 AND MODIFIED IN OFFICIAL RECORDS BOOK 3160, PAGE 1277 AND A PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 3707, PAGE 1793 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SUNTRUST BANK NKA TRUIST BANK, A NORTH CAROLINA CO., HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS _____, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2025.

BY: _____
WITNESS: _____
PRINTED NAME, TITLE: _____
WITNESS: _____
PRINTED NAME: _____

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
DATE OF PREPARATION: MAY 2023



ACKNOWLEDGEMENTS TO MORTGAGEE'S CONSENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025 BY _____, THE _____ OF SUNTRUST BANK NKA TRUIST BANK, A NORTH CAROLINA CO., WHO EXECUTED ON BEHALF OF AND WITH THE AUTHORITY OF SAID SUNTRUST BANK NKA TRUIST BANK, A NORTH CAROLINA CO., WHO IS _____ PERSONALLY KNOWN OR _____ PRESENTED _____ FORM OF IDENTIFICATION.

NOTARIAL SEAL
NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRATION: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I CERTIFY THAT, AS OF THIS _____ DAY OF _____, 2025, BASED ON AND IN RELIANCE ON THE TITLE COMMITMENT DATED DECEMBER 19, 2023 AT 11:00PM, THE TITLE THE LANDS AS DESCRIBED AND SHOWN ON THIS AFFIDAVIT OF EXEMPTION ARE IN THE NAMES OF, AND APPARENT RECORD TITLE IS HELD BY, THE PERSONS EXECUTING THE DEDICATION, AND THAT THERE ARE NO MORTGAGES, LIENS OR OTHER ENCUMBRANCES HELD AGAINST THE LAND, EXCEPT AS DESCRIBED IN THIS DEDICATION, LISTED BELOW OR OTHERWISE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA:
THAT CERTAIN REVOLVING CREDIT MORTGAGE IN FAVOR OF SUNTRUST BANK RECORDED ON NOVEMBER 25, 2008 IN OFFICIAL RECORDS BOOK 2305, PAGE 1921 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; MODIFICATION OF MORTGAGE RECORDED ON NOVEMBER 1, 2018 IN OFFICIAL RECORDS BOOK 3160, PAGE 1277 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; 2023 TAX BILL; NOTICE OF COMMENCEMENT RECORDED ON FEBRUARY 17, 2023 IN OFFICIAL RECORDS BOOK 3601, PAGE 25 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; FINAL JUDGMENT OF DISSOLUTION RECORDED ON JULY 27, 2023 IN OFFICIAL RECORDS BOOK 3639, PAGE 293 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; ALL CANALS, DITCHES, AND RIGHTS-OF-WAY, IF ANY, OVER CAPTIONED PROPERTY AS RESERVED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS SET FORTH IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; GRANT OF EASEMENT RECORDED IN O.R. BOOK 1561, PAGE 1979, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. PARTIAL RELEASE OF MORTGAGE WITH RESPECT TO TRACT "A" IS RECORDED IN O.R. BOOK 3707, PAGE 1793, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

ON BEHALF OF THE FIRM: LULICH & ATTORNEYS, P.A.

BY: DANIELLA PULIDO, ESQ.
SIGNATURE DATE: _____
FLORIDA BAR NO. 1048876 STATE OF FLORIDA
AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA



KMA
ENGINEERING & SURVEYING

KMA Engineering & Surveying, LLC

Consulting Engineers & Surveyors
2345 14th Ave. Suite 3 Vero Beach, FL 32960
Phone: (772) 569-5505 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

PROJECT
SURVEYOR

COUNTY
SURVEYOR

CLERK OF
CIRCUIT COURT

CLERK TO THE BOARD
OF COUNTY COMMISSIONERS

PLAT BOOK _____

PAGE _____

CFN _____
CLERK'S FILE NUMBER

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON THE 24TH DAY OF MAY 2023, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING AFFIDAVIT OF EXEMPTION; THAT SAID AFFIDAVIT OF EXEMPTION IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND SUBDIVIDED; THAT THIS AFFIDAVIT OF EXEMPTION CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND CHAPTER 913, INDIAN RIVER COUNTY CODE; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON IN ACCORDANCE WITH AND AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND PROPERTY CORNER MONUMENTS AS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE, INDIAN RIVER COUNTY CODE CHAPTER 913; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. SURVEY TIES TO FOUND GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FEDERAL GEODETIC CONTROL COMMITTEE THIRD ORDER CLASS I STANDARDS AS AMENDED.

BY: _____
WILLIAM E. HAYHURST, P.S.M. REGISTRATION NO. 4416 SIGNATURE DATE: _____
KMA ENGINEERING AND SURVEYING, LLC

COUNTY SURVEYOR'S CERTIFICATE

THIS KNJ FARMS AFFIDAVIT OF EXEMPTION 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 AND CHAPTER 913, INDIAN RIVER COUNTY CODE.

BY: _____
DAVID W. SCHRYVER, P.S.M. REGISTRATION NO. 4864 SIGNATURE DATE: _____
INDIAN RIVER COUNTY SURVEYOR

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____, 2025, THE DEDICATION OF THE LIMITED ACCESS EASEMENTS AND RIGHT OF WAY TRACT "A" ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____
JOSEPH E. FLESCHER
CHAIRMAN

ATTEST: RYAN L. BUTLER, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK
(CLERK TO THE BOARD)

APPROVED: _____ BY: _____
(DATE) ADDIE JAVED
PUBLIC WORKS DIRECTOR

APPROVED: _____ BY: _____
(DATE) CHRIS BALTER
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

APPROVED: _____ BY: _____
(DATE) SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

JOHN A. TITKANICH, JR.
COUNTY ADMINISTRATOR

DATE

CLERK'S CERTIFICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER
I, RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AFFIDAVIT OF EXEMPTION OF KNJ FARMS AFFIDAVIT OF EXEMPTION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA, AS AMENDED. THIS AFFIDAVIT OF EXEMPTION WAS FILED FOR RECORD THIS _____ DAY OF _____, 2025, AND RECORDED IN PLAT BOOK _____, PAGE _____, CLERK'S FILE NUMBER (CFN) _____, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK, INDIAN RIVER COUNTY, FLORIDA

KNJ FARMS AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING WITHIN A PORTION OF TRACT 14,
LYING IN SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN
PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS AFFIDAVIT OF EXEMPTION ARE FILED
IN OFFICIAL RECORDS BOOK 3685, PAGE 701, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
CFN _____
CLERK’S FILE

GENERAL NOTES

1. SINGLE FAMILY BUILDING PERMIT SUBMITTALS SHALL REQUIRE A TYPE C CERTIFICATION DUE TO BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA.
2. EACH LOT WILL PROVIDE ITS OWN COMPENSATORY STORAGE WITH ANY FUTURE DEVELOPMENT.
3. PROPERTIES ARE SUBJECT TO INDIAN RIVER COUNTY LAND DEVELOPMENT REGULATIONS (LDRS) IN CHAPTER 930 AND 934 FOR STORMWATER MANAGEMENT, GRADING AND EXCAVATION OF LAND, PROPOSED ACTIVITY MAY OR MAY NOT BE EXEMPT IN ACCORDANCE WITH INDIAN RIVER COUNTY CODE 934.04 AND 930.06. CONTACT THE COUNTY FOR FURTHER INFORMATION.
4. COORDINATE VALUES AND BEARING DATUM ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 (NAD83/11), AND ARE PROJECTED INTO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 0901.
5. FUTURE DEVELOPMENT OF PARCELS WITHIN THIS AFFIDAVIT OF EXEMPTION SHALL COMPLY WITH THE FOLLOWING FIRE DEPARTMENT REQUIREMENTS:
 - FIRE APPARATUS TURNS IN THE FIRE DEPARTMENT ACCESS ROADS SHALL MAINTAIN THE MINIMUM ROAD WIDTH NFPA 1:18.2.3.5.3.1
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20FT NFPA 1:18.2.3.5.1
 - FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150FT IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE APPARATUS TO TURN AROUND NFPA 1:18.2.3.5.4
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE (UNPAVED SURFACE CAN BE STABILIZED COQUINA ROCK) NFPA 1:18.2.3.5.2
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13FT 6 IN NFPA 1:18.2.3.5.1.2
 - THE FIRE MARSHAL’S OFFICE STRONGLY RECOMMENDS THAT AN APPROVED WATER SOURCE COMPLYING WITH FLORIDA FIRE PREVENTION CODE (NFPA-1) 18.3 AND 18.4 BE ESTABLISHED FOR THE PROTECT THE BUILDINGS IN THIS DEVELOPMENT. AS THE SIZE, NUMBER, AND LOCATION OF THESE PROPERTIES WILL CAUSE A DELAY IN INADEQUATE FIRE SUPPRESSION.

NOTICE:

1. THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BY FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
2. THE VOLUNTARY DIVISION OF LAND ENCOMPASSED WITHIN THIS AFFIDAVIT OF EXEMPTION INTO LOTS THAT ARE LESS THAN 200,000 SQUARE FEET IN SIZE IS PROHIBITED UNLESS SUCH DIVISION IS ACCOMPLISHED BY FILING A SUBDIVISION PLAT APPROVED BY INDIAN RIVER COUNTY AND MEETING ALL STANDARDS FOR SUBDIVISION PLATTING AS REQUIRED UNDER FLORIDA STATUTES AND INDIAN RIVER COUNTY CODE.
3. THE COMMON AREAS AND RIGHTS-OF-WAY ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED, REPAIRED OR IMPROVED BY THE COUNTY.
4. PARCELS REQUIRE A COUNTY RIGHT OF WAY PERMIT.
5. FLOOD HAZARD WARNING – THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE HUNDRED-YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.
6. FLOOD ZONE: THIS AFFIDAVIT OF EXEMPTION LIES WITHIN FLOOD ZONE "X" AND "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0355 H, EFFECTIVE DATE DECEMBER 4, 2012.
7. THIS AFFIDAVIT OF EXEMPTION, 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 AFFIDAVIT OF EXEMPTION.
8. 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, ORANGE JASMINE, AND CHINESE BOX ORANGE.
9. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
10. ROUTINE MAINTENANCE (E.G. MOWING) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
11. ALL LOT CORNER MONUMENTATION HAS BEEN SET WITH AN 18" LONG #5 REBAR AND PLASTIC CAP LABELED "K.M.A. L.B. 8351".
12. CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND/OR CULVERT PIPES FOR ACCESS ROADS ARE THE SOLE RESPONSIBILITY OF EACH A.O.E. PARCEL OWNER. INDIAN RIVER COUNTY SHALL HAVE NO OBLIGATION FOR CONSTRUCTION OR MAINTENANCE OF DRAINAGE FACILITIES OR PIPES LYING IN THE A.O.E. PARCELS OR WITHIN THE COUNTY RIGHT-OF-WAY.
13. THIS PROPERTY LIES WITHIN THE A-1 ZONING DISTRICT AND THE SETBACK FROM ALL PROPERTY LINES IS 30' FOR ALL STRUCTURES AND SHALL NOT ENCROACH INTO THE SETBACK.
14. NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS AFFIDAVIT OF EXEMPTION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENTY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER OR THE OWNER'S DESIGNEE ACKNOWLEDGES THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENTY CERTIFICATE.

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
DATE OF PREPARATION: MAY 2023



KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
2345 14th Ave. Suite 3 Vero Beach, FL 32960
Phone: (772) 569-5505 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351



PLAT BOOK _____

PAGE _____

CFN _____

CLERK'S FILE NUMBER

LEGAL DESCRIPTION:

THE EAST ONE HALF OF TRACT 14 OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER COMPANY AND RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNYY, FLORIDA.

CONTAINING 19.8 ACRES MORE OR LESS

PARCEL LEGAL DESCRIPTIONS

PARCEL 1:

BEING A PORTION OF EAST ONE-HALF OF TRACT 14, SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION FILED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 14; THENCE ALONG THE EAST LINE OF SAID TRACT 14, NORTH 00°08'30" EAST, TO THE NORTH RIGHT OF WAY LINE OF 1ST STREET SOUTHWEST, A DISTANCE OF 60.00 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID SECTION 18, NORTH 89°45'57" WEST, A DISTANCE OF 317.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°45'57" WEST, TO THE WEST LINE OF THE EAST ONE HALF OF SAID TRACT 14, A DISTANCE OF 349.93 FEET; THENCE ALONG SAID WEST LINE, NORTH 00°10'10" EAST, TO THE NORTH LINE OF SAID TRACT 14, A DISTANCE OF 1,261.87 FEET; THENCE ALONG SAID NORTH LINE OF TRACT 14, SOUTH 89°46'05" EAST, A DISTANCE OF 349.32 FEET; THENCE, SOUTH 00°08'30" WEST, TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,261.89 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 10.13 ACRES MORE OR LESS.

PARCEL 2:

BEING A PORTION OF EAST ONE-HALF OF TRACT 14, SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION FILED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 14; THENCE ALONG THE EAST LINE OF SAID TRACT 14, NORTH 00°08'30" EAST, TO THE NORTH RIGHT OF WAY LINE OF 1ST STREET SOUTHWEST, A DISTANCE OF 60.00 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID SECTION 18, NORTH 89°45'57" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°45'57" WEST, A DISTANCE OF 257.91 FEET; THENCE PARALLEL TO THE EAST LINE OF SAID TRACT 14, NORTH 00°08'30" EAST, A DISTANCE OF 775.78 FEET; THENCE PARALLEL TO THE NORTH LINE OF SAID TRACT 14, SOUTH 89°46'05" EAST, A DISTANCE OF 257.91 FEET; THENCE PARALLEL TO THE EAST LINE OF SAID TRACT 14, SOUTH 00°08'30" WEST, TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 775.79 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 4.59 ACRES MORE OR LESS.

PARCEL 3:

BEING A PORTION OF EAST ONE-HALF OF TRACT 14, SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION FILED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 14; THENCE ALONG THE EAST LINE OF SAID TRACT 14, NORTH 00°08'30" EAST, TO THE NORTH RIGHT OF WAY LINE OF 1ST STREET SOUTHWEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;
THENCE PARALLEL TO THE SOUTH LINE OF SAID SECTION 18, NORTH 89°45'57" WEST, A DISTANCE OF 60.00 FEET; THENCE PARALLEL TO THE EAST LINE OF SAID TRACT 14, NORTH 00°08'30" EAST, A DISTANCE OF 775.79 FEET; THENCE PARALLEL TO THE NORTH LINE OF SAID TRACT 14, NORTH 89°46'05" WEST, A DISTANCE OF 257.91 FEET; THENCE PARALLEL TO THE EAST LINE OF SAID TRACT 14, NORTH 00°08'30" EAST, TO THE NORTH LINE OF SAID TRACT 14, A DISTANCE OF 486.11 FEET; THENCE ALONG SAID NORTH LINE OF TRACT 14, SOUTH 89°46'05" EAST, TO SAID EAST LINE, A DISTANCE OF 317.92 FEET; THENCE ALONG SAID EAST LINE, SOUTH 00°08'30" WEST, TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,261.90 FEET TO THE PLACE AND POINT OF BEGINNING.


CONTAINING 4.62 ACRES MORE OR LESS.

NOTICE:

- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "KMA LB 8351"
- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "PRM KMA LB 8351"

GRAPHIC SCALE

100 0 50 100 :



(IN FEET)
1 inch = 100 ft.

SHEET 3 OF 3

Attachment 2



THIS INSTRUMENT WAS PREPARED BY:
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LEGEND OF SURVEY ABBREVIATIONS

ALPHABETICALLY	DESCRIPTION
A	DELTA ANGLE
A.O.E.	ADJUTANT OF ENGINEER
B	BEARING
B.B.	BEARING BASE
C	CURVE
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
C.M.	CONCRETE MONUMENT
E	EAST
ESMT.	EASEMENT
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
L	LINE
L.A.E.	LIMITED ACCESS EASEMENT
I.C.	LOT CORNER

M.	MEASURED
N.	NORTH
N.W.	NORTHWEST
No.	NUMBER
N.T.S.	NOT TO SCALE
OA	OVER ALL
OFF	OFFICIAL
PC.	PAGE
P.	PARCEL
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY

S.	SOUTH
S.E.	SOUTHEAST
S.W.	SOUTHWEST
SEC.	SECTION
SQ.FT.	SQUARE FEET
S.R.	STATE ROAD
ST.	STREET
SUB.	SUBDIVISION
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
P.1	PARCEL 1
P.2	PARCEL 2
P.3	PARCEL 3