



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.8.

5/18/2021

Subject:

Final Plat and Contract Approval, Re: The Greens at Indian River Preserve (Pods 16 & 19) Developer: Indian River Preserve Estates, Corp. District 1

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat and contract for The Greens at Indian River Preserve (Pods 16 & 19).

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on July 27, 2017. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on March 15, 2019. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Staff has reviewed the final plat and contract for The Greens at Indian River Preserve (Pods 16 & 19) subdivision, and has determined that it is in compliance with the applicable ordinances.

The Greens at Indian River Preserve (Pods 16 & 19) is located east of Sanctuary Drive. The proposed subdivision contains 158 single-family lots on 40.56 acres.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 20FM00005, 17SD00018

Contact: Amanda Elmore, Assistant Director Ext. 58996

Clerk to the Board Instructions:

Please have the contract signed and return the original and a certified copy to Planning and Development.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

May 19, 2021

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Amanda Elmore

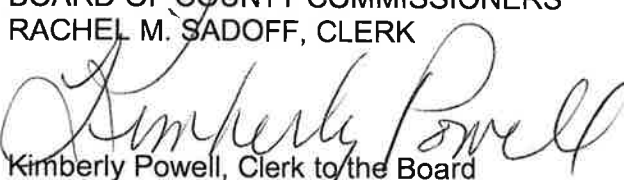
RE: Item F.8., Final Plat and Contract for The Greens at Indian River Preserve (Pods 16 & 19)
Developer: Indian River Preserve Estates, Corporation

The Board of County Commissioners, in regular session on May 18, 2021, granted final plat approval and authorized the Chair to sign the final plat and contract for The Greens at Indian River Preserve (Pods 16 & 19) Developer- Indian River Preserve Estates, Corporation, subject to minor changes, if necessary, receipt of all documents required for recording, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed is a fully-executed final plat and contract.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ns

Encl. (1)

Subdivision No. 17SD00018/20Fm00005 Project Name The Greens at Indian River Preserve

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 18th day of May, 2021, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and Indian River Preserve Estate Corp., hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

and all other improvements depicted in subdivision number 17SD00018/20Fm00005. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with nondefective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 30th day of December, 2021.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$4,390,672.64. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:

RACHEL M. SADOFF, CLERK

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA**

Rita Pritchett, Chair

As approved by the Board on: May 18, 20 .

WITNESSES:

[Signature]
[Signature]

PRINCIPAL:

[Signature]
Igor Olenicoff, as President

4-14-2021
DATE

State of: Florida

County of: Brevard

The foregoing instrument was acknowledged before me this 14th day of April, 2021, by Igor Olenicoff who is personally known to me or who has produced as identification and who did (did not) take an oath.

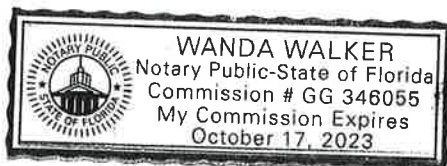
My commission expires:

S E A L

Commission Number:

[Signature]
Notary Public

Wanda Walker
Notary Name printed, typed or stamped



SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Indian River Preserve Estate Corp, hereinafter referred to as "Owner" and, Markel Insurance Company, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$ 4,390,672.64, for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 18th day of May, 2021, which contract is made a part hereof by reference.

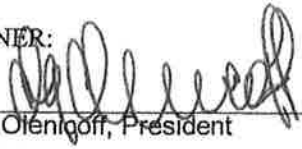
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by December 30, 2021, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 10th day of April, 2021.

OWNER:


Igor Oleniukoff, President

SURETY:


Stefan K. Engelhardt, Attorney-In-Fact

Markel Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That MARKEL INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint

Amanda C. Webb, Nathan Wonder, Stefan Engelhardt, Emily Nagel, Karl Choltus, Leigh A. Penley, Sarah Harren, Kelly M. Niemela

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings of other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Fifty Million and 00/100 Dollars (\$50,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, that the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Secretary.

FURTHER RESOLVED, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

In Witness Whereof, MARKEL INSURANCE COMPANY has caused these presents to be signed by its Senior Vice President, and its corporate seal to be hereto affixed this 3rd day of July, 2019.

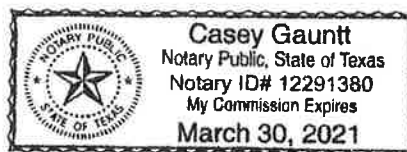
Commonwealth of Virginia
Henrico County



MARKEL INSURANCE COMPANY

By: [Signature]
Robin Russo, Senior Vice President

On this 3rd day of July, 2019, before me personally came Robin Russo, to me known, who being by me duly sworn, did depose and say that he resides in Henrico County, Virginia, that he is Senior Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



By: [Signature]
Casey Gauntt, Notary Public

I, Richard R. Grinnan, Vice President and Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Glen Allen, Virginia this 10 day of April, 2021.

By: [Signature]
Richard R. Grinnan,
Vice President and Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity. 3710015

For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

REPLAT OF ALL OF TRACT B & A PORTION OF TRACT GC-2, WALKABOUT GOLF COURSE, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

SEE SHEET 2 OF 5 FOR SECOND LEGAL DESCRIPTION

NOTICE: THIS PLAN, AS RECORDED IN THIS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL HAVE CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1935 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617



(NOT TO SCALE)

(NOT TO SCALE)

[illegible]

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REPLAT OF ALL OF TRACT B & A PORTION OF TRACT GC-2, WALKABOUT GOLF COURSE, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

1. BEARINGS SHOWN ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF TRACT GGG BEARS S39°22'32" E 1/4 PLAT OF WALKABOUT GOLF COURSE, PLAT BOOK 58, PAGE 27.

- [illegible]

OWN LOTS BY PETER HARRIS, THAT THE CORRESPONDING BOUNDARY LINES ARE REGISTERED CORRECTLY, AND MAPS, DEEDS, WARRANTS, CERTIFICATE THAT ON MAY 20, 2022, COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION, AND THAT I AM A LICENSED SURVEYOR, AND AM ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REQUIREMENTS HAVE BEEN LAIN AND SHOWN, PERSON AND SAID PLAT COMPLY WITH ALL SURVEY REQUIREMENTS OF THE STATE OF FLORIDA, AND THAT SAID LANDS ARE LOCATED IN BERNALDO COUNTY, FLORIDA.

STEVE CATECHINE, IS PART
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR INDIAN RIVER SURVEY, INC.

$$\frac{5}{50} = 0.1$$
$$\frac{5}{50} = 0.1$$
SECTION 1 TWP. 21 S., RANGE 34 E.,

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, THE CORPORATION NAMED
BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED
AND PLATTED HEREIN, AS:

THE GREENS AT INDIAN RIVER PRESERVE POOS 16919

[illegible]

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED
AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS
CORPORATE SEAL TO BE AFFIXED HERETO ON 2020.

BY _____
 IGOR GLENICOFF, PRESIDENT, DIRECTOR
 INDIAN RIVER PRESERVE ESTATES CORP., A NEVADA CORPORATION
 CORPORATE PLAZA, NEWPORT BEACH, CA 92660

WITNESS:

Twitter

STATE OF CALIFORNIA, COUNTY OF ORANGE

THIS IS TO CERTIFY THAT ON _____, 2023,
BY MEANS OF _____, PHYSICAL PRESENCE OR _____, ONLINE,
NOTARIZATION, BY IGOR GLENICOFF, RESPECTIVELY AS PRESIDENT AND
DIRECTOR OF THE ABOVE NAMED CORPORATION, FORMED UNDER THE
LAWS OF THE STATE OF FLORIDA, TO BE KNOWN TO BE THE INDIVIDUAL
AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING
DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF
TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY
AUTHORIZED, AND THAT THE DEDICATION IS THE ACT AND DEED OF
SAID CORPORATION.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL ON THE ABOVE DATE.

CONCLUSIONS

CERTIFIC

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND COUNTY ORDINANCE 62-2841(c)(d) AS AMENDED.⁴

MICHAEL J. SWEENEY, LS 4870, COUNTY SURVEYOR

CERTIFICATE OF APPROVAL BY THE
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ THE
FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS.

RITA PRITCHETT, CHAIR

CLERK OF THE BOARD

EFFICIENCY OF ACCEPTANCE OF DEDICATION

BY THE BOARD OF COUNTY COMMISSIONERS

LITA RICHIE, DVM

CERTIFICATE OF THE CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON, _____ AT _____.

UN 312

CLERK OF THE CIRCUIT COURT

REPLAT OF ALL OF TRACT B & A PORTION OF TRACT GC-2, WALKABOUT GOLF COURSE, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

המחלקה לבריאות הציבור, משרד הבריאות, תל אביב

SHEET 2 OF 5
SECTION 1 TYPE 21 S. RANGE 36 E.



THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

SECTION 1, TOWNSHIP 21 SOUTH, RANGE 34 EAST AND SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREWARD COUNTY, FLORIDA
REPLAT OF ALL OF TRACT B & A PORTION OF TRACT GC-2, WALKABOUT GOLF COURSE, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE PUBLIC RECORDS OF BREWARD COUNTY, FLORIDA

LEGEND

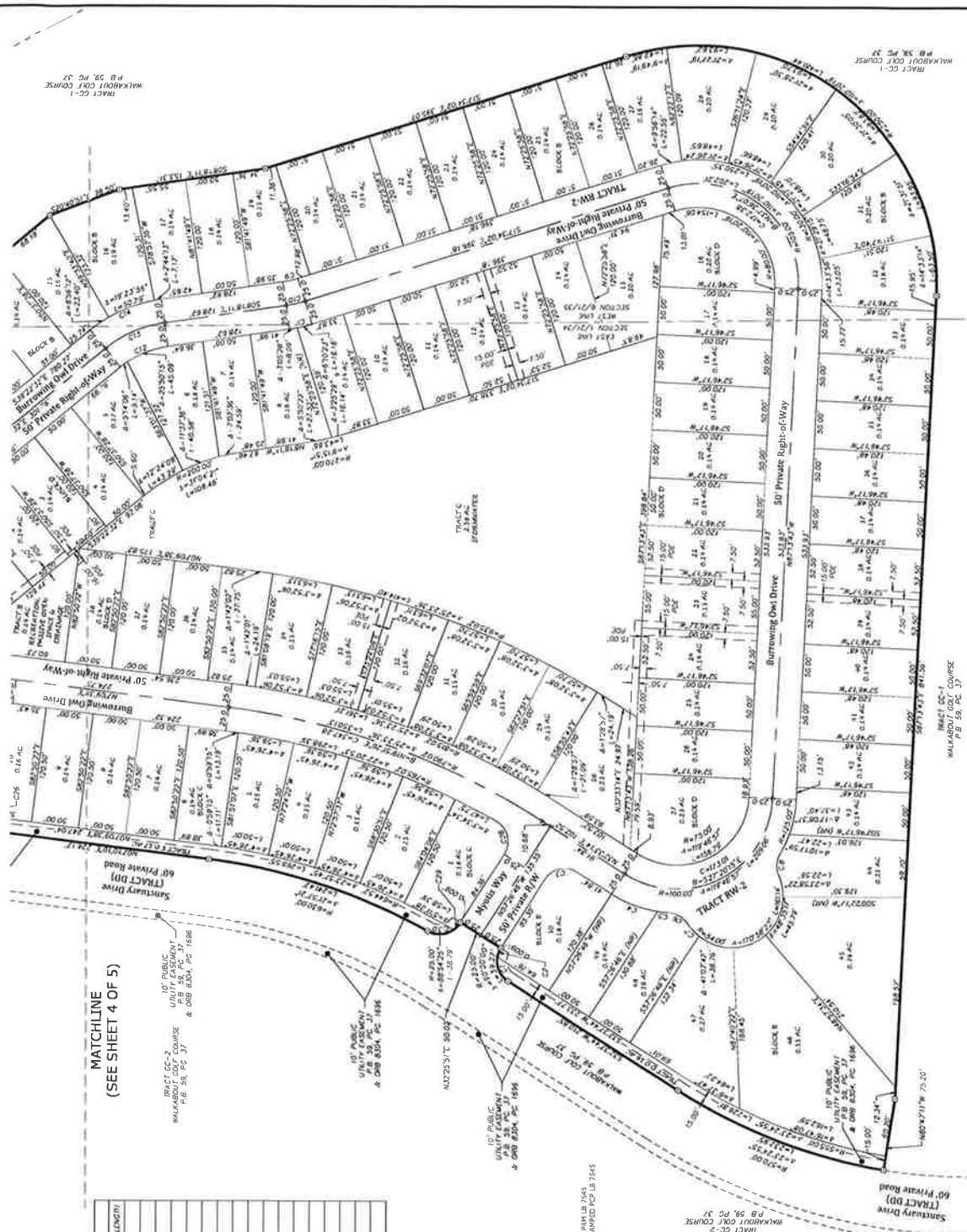
[illegible]

KEY MAP

NOT TO SCALE

PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

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SECTION 1, TOWNSHIP 21 SOUTH, RANGE 34 EAST AND SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA
REPLAT OF ALL OF TRACT B & A PORTION OF TRACT GC-2, WALKABOUT GOLF COURSE, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 6 OF 5

SECTION 1 TWP 21 S. RANGE 3

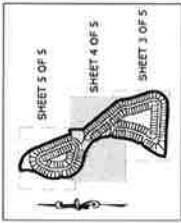
SECTION 6 TWP 21 S. RANGE 3



LEGEND

- AC ADRIES #
PVE PRIVATE DRAINAGE EASEMENT
R/W PRIVATE UTILITY EASEMENT
FOC RIGHT OF WAY
FOC END OF CURVE
FOC POINT ON A CURVE
FOB POINT OF BEGINNING
FOC POINT OF COMMENCEMENT
PC POINT OF CURVATURE
PC POINT OF TANGENCY
PI POINT OF INTERSECTION
PC POINT OF REVERSE CURVE
PRM PERMANENT REFERENCE MONUM
PC PERMANENT CONTROL POINT
LIC LICENSED BUSINESS
LIFT LIFT STATION TRACT
WETLAND EASEMENT #
PLAT PLAT BOOK
#AZ
#AZ
OFFICIAL RECORD BOOK

□ = PRM SET 1/2" IRC STAMPED PRM LB 7545
 ▲ = PCP SET NAIL & WASHER STAMPED PCP LB 7545S

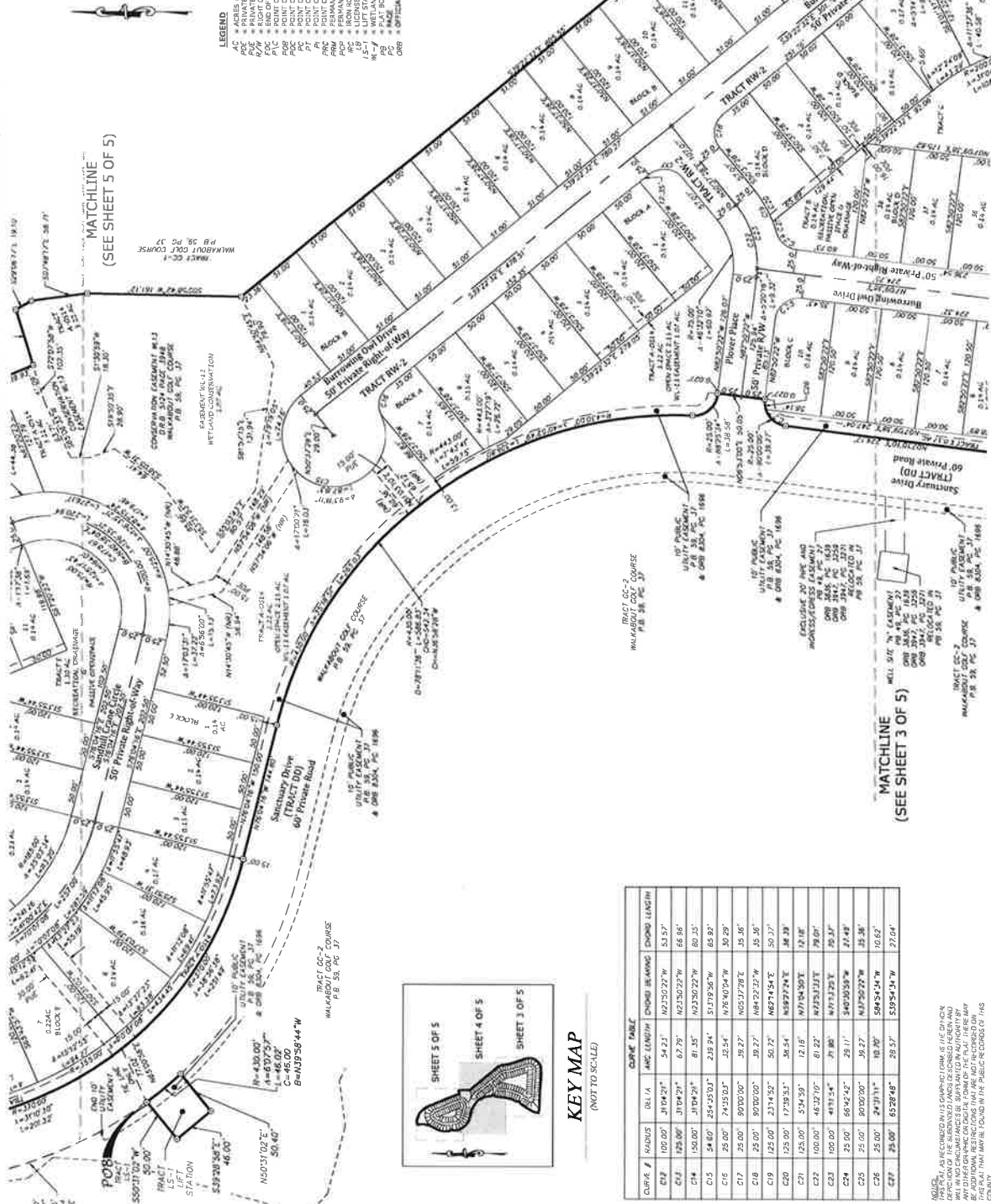


KEY MAP

NOT TO SCALE

QWR #	WZBUS	SLTA	ARC LENGTH	CHORD LENGTH
C1P	100.00	3104.20*	54.21*	42350.22**
C2P	125.00	3104.20*	67.79*	42350.22**
C3P	150.00	3104.20*	81.35*	42350.22**
C4P	175.00	3104.20*	94.91*	42350.22**
C5P	200.00	3104.20*	108.47*	42350.22**
C6P	225.00	3104.20*	122.03*	42350.22**
C7P	250.00	3104.20*	135.59*	42350.22**
C8P	275.00	3104.20*	149.15*	42350.22**
C9P	300.00	3104.20*	162.71*	42350.22**
C10P	325.00	3104.20*	176.27*	42350.22**
C11P	350.00	3104.20*	189.83*	42350.22**
C12P	375.00	3104.20*	203.39*	42350.22**
C13P	400.00	3104.20*	216.95*	42350.22**
C14P	425.00	3104.20*	230.51*	42350.22**
C15P	450.00	3104.20*	244.07*	42350.22**
C16P	475.00	3104.20*	257.63*	42350.22**
C17P	500.00	3104.20*	271.19*	42350.22**
C18P	525.00	3104.20*	284.75*	42350.22**
C19P	550.00	3104.20*	298.31*	42350.22**
C20P	575.00	3104.20*	311.87*	42350.22**
C21P	600.00	3104.20*	325.43*	42350.22**
C22P	625.00	3104.20*	338.99*	42350.22**
C23P	650.00	3104.20*	352.55*	42350.22**
C24P	675.00	3104.20*	366.11*	42350.22**
C25P	700.00	3104.20*	379.67*	42350.22**
C26P	725.00	3104.20*	393.23*	42350.22**
C27P	750.00	3104.20*	406.79*	42350.22**
C28P	775.00	3104.20*	420.35*	42350.22**
C29P	800.00	3104.20*	433.91*	42350.22**
C30P	825.00	3104.20*	447.47*	42350.22**
C31P	850.00	3104.20*	461.03*	42350.22**
C32P	875.00	3104.20*	474.59*	42350.22**
C33P	900.00	3104.20*	488.15*	42350.22**
C34P	925.00	3104.20*	501.71*	42350.22**
C35P	950.00	3104.20*	515.27*	42350.22**
C36P	975.00	3104.20*	528.83*	42350.22**
C37P	1000.00	3104.20*	542.39*	42350.22**

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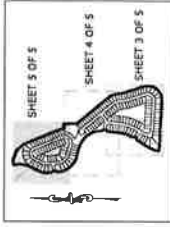
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 34 EAST AND SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

REPLAT OF ALL OF TRACT B & A PORTION OF TRACT GC-2, WALKABOUT GOLF COURSE, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

SHEET 5 OF 5
SECTION 1 TWP 21 S. RANGE 34 E.

PREPARED BY:

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KEY MAP

(NOT TO SCALE)

LEGEND

[illegible]

CURVE #	RADIUS	DELTA	CURVE TABLE		
			ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	25.00'	46.2518°	28.88'	50.7131° W	77.18'
C-2	25.00'	23.1442°	10.29'	83.9126° W	10.32'
C-3	25.00'	90.0000°	39.37'	N45.075° E	35.36'
C-4	25.00'	90.0000°	39.37'	N45.075° E	35.36'
C-5	25.00'	24.5614°	11.39'	S69.314° E	11.39'
C-6	25.00'	63.5346°	27.08'	S53.534° E	26.46'

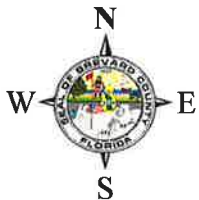
NOTICE
THIS PLAN, AS RECORDED IN THIS GRAPHIC FORM, IS THE OFFICIAL
DECLARATION OF THE SUBSCRIBER. LINES OF SCRIBED INK AND
ANY OTHER CIRCUMSTANCES ARE SUPPLANTED IN PLAIN. THERE MAY
BE ADDITIONAL RELATIONS THAT ARE NOT RECORDED ON
THIS PLAN. THEY MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
COUNTY.

MATCHLINE
(SEE SHEET 4 OF 5)

LOCATION MAP

THE GREENS AT INDIAN RIVER PRESERVE PODS 16 & 19

20FM00005



1:24,000 or 1 inch = 2,000 feet

 Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 1/13/2021