

FAIRWAYS AT INDIAN RIVER PRESERVE (POD 4)

A REPLAT OF A PORTION TRACT J OF WALKABOUT P.U.D., AS RECORDED IN PLAT BOOK 49,
PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST

LEGAL DESCRIPTION

A PORTION OF TRACT J, WALKABOUT P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 27, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK G, NEW SOUTH WALES AND LORRIKEET AT WALKABOUT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 18 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 88°09'39" WEST, A DISTANCE OF 86.82 FEET TO THE NORTHEAST CORNER OF TRACT DE3 PER SAID PLAT OF WALKABOUT P.U.D. AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG THE NORTH LINE OF SAID TRACT DE3, SOUTH 88°29'00" WEST, A DISTANCE OF 388.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 70220-2409; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 19°58'28" WEST, A DISTANCE OF 2048.48 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 70°01'32" EAST, A DISTANCE OF 39.95 FEET; THENCE SOUTH 38°27'41" EAST, A DISTANCE OF 176.24 FEET; THENCE SOUTH 55°05'03" EAST, A DISTANCE OF 136.29 FEET; THENCE SOUTH 56°16'01" EAST, A DISTANCE OF 144.84 FEET; THENCE SOUTH 57°16'26" EAST, A DISTANCE OF 118.27 FEET; THENCE SOUTH 32°58'58" EAST, A DISTANCE OF 75.04 FEET TO THE WEST LINE OF TRACT OS5, SAID PLAT OF NEW SOUTH WALES AND LORRIKEET AT WALKABOUT; THENCE ALONG SAID WEST LINE, SOUTH 37°15'48" EAST, A DISTANCE OF 64.94 FEET; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 20°23'49" EAST, A DISTANCE OF 171.89 FEET; THENCE SOUTH 88°53'32" WEST, A DISTANCE OF 26.51 FEET; THENCE SOUTH 20°49'21" EAST, A DISTANCE OF 12.64 FEET TO THE WEST LINE OF TRACT CE5 OF SAID PLAT BOOK 58, PAGE 18; THENCE ALONG SAID WEST LINE OF TRACT CE5, SAID PLAT OF NEW SOUTH WALES AND LORRIKEET AT WALKABOUT THE FOLLOWING NINE (9) COURSES; THENCE SOUTH 03°27'21" EAST, A DISTANCE OF 77.57 FEET; THENCE SOUTH 32°50'01" WEST, A DISTANCE OF 98.79 FEET; THENCE SOUTH 14°20'28" WEST, A DISTANCE OF 72.14 FEET; THENCE SOUTH 11°53'16" EAST, A DISTANCE OF 56.91 FEET; THENCE SOUTH 44°37'42" EAST, A DISTANCE OF 54.62 FEET; THENCE SOUTH 54°33'50" EAST, A DISTANCE OF 97.64 FEET; THENCE SOUTH 58°25'22" EAST, A DISTANCE OF 110.52 FEET; THENCE NORTH 47°16'59" EAST, A DISTANCE OF 99.87 FEET; THENCE NORTH 76°24'48" EAST, A DISTANCE OF 17.34 FEET TO THE WEST LINE OF TRACT WM1, SAID PLAT OF NEW SOUTH WALES AND LORRIKEET AT WALKABOUT; THENCE ALONG THE WEST LINE OF SAID TRACT WM1 THE FOLLOWING SEVEN (7) COURSES; THENCE SOUTH 21°30'41" EAST, A DISTANCE OF 167.37 FEET; THENCE SOUTH 23°29'19" WEST, A DISTANCE OF 102.56 FEET; THENCE SOUTH 21°30'41" EAST, A DISTANCE OF 117.39 FEET; THENCE SOUTH 54°29'57" EAST, A DISTANCE OF 116.04 FEET; THENCE SOUTH 05°00'33" WEST, A DISTANCE OF 193.80 FEET; THENCE SOUTH 52°16'08" WEST, A DISTANCE OF 89.61 FEET; THENCE SOUTH 01°53'57" EAST, A DISTANCE OF 64.30 FEET TO THE SOUTH LINE OF SAID TRACT WM1; THENCE DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE, NORTH 88°03'11" EAST, A DISTANCE OF 150.19 FEET TO THE WEST LINE OF TRACT AW (AUSTRALIAN WAY), AS RECORDED IN PLAT BOOK 55, PAGE 18 OF SAID PUBLIC RECORDS, NOW KNOWN AS INDIAN RIVER PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 7552, PAGE 1970 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE BEGINNING OF A NON-RADIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 05°26'05", A CHORD BEARING OF SOUTH 04°39'23" EAST AND A CHORD LENGTH OF 45.51 FEET; THENCE ALONG SAID WEST LINE AND THE ARC OF SAID CURVE A DISTANCE OF 45.53 FEET TO THE END OF SAID CURVE; THENCE ALONG SAID WEST LINE, SOUTH 07°23'48" EAST, A DISTANCE OF 134.85 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LANDS CONTAIN 652,152 SQUARE FEET OR 14.97 ACRES, MORE OR LESS.

TRACT DATA TABLE			
TRACT	AREA (ACRES)	USE	MAINTAINED & OWNED
ST-1 TO ST-4	3.14	STORMWATER	HOA
RW-1	2.43	PRIVATE RIGHT-OF-WAY	HOA
P-1 AND P-2	2.39	LANDSCAPE	HOA

HOA = INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.

GPS CONTROL MONUMENT DATA TABLE - DATUM NAD83(2011)

COORDINATE VALUES SHOWN "N/E" REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD 83, 2011 ADJUSTMENT. THE COORDINATE VALUES SHOWN ON THIS PLAT WERE COMPUTED UTILIZING AUTOCAD CIVIL3D 2022 SOFTWARE. A SCALE VALUE WAS APPLIED TO CONVERT GROUND DISTANCES TO GRID DISTANCES. ALL VALUES SHOWN ARE GROUND DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.

STATION ID	PUBLISHED NORTHING (FT)	PUBLISHED EASTING (FT)	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE
GPS 5002	1572369.00	698895.37	0.99994327	0°03'50"	28°39'32.83"N	80°52'32.84"W
GPS 5041	1586500.48	701343.11	0.99994352	0°04'03"	28°41'52.73"N	80°51'32.70"W

ABBREVIATED DESCRIPTION OF MONUMENT LOCATION

GPS 5002 - THE STATION IS LOCATED 6 MI (9.7 KM) NORTH-NORTHWEST OF TITUSVILLE AND 2 MI (3.2 KM) WEST OF MIMS, IN THE MEDIAN OF INTERSTATE 95.
GPS 5041 - THE STATION IS LOCATED 8 MI (12.9 KM) NORTH-NORTHWEST OF TITUSVILLE IN THE MEDIAN OF US HIGHWAY 1.

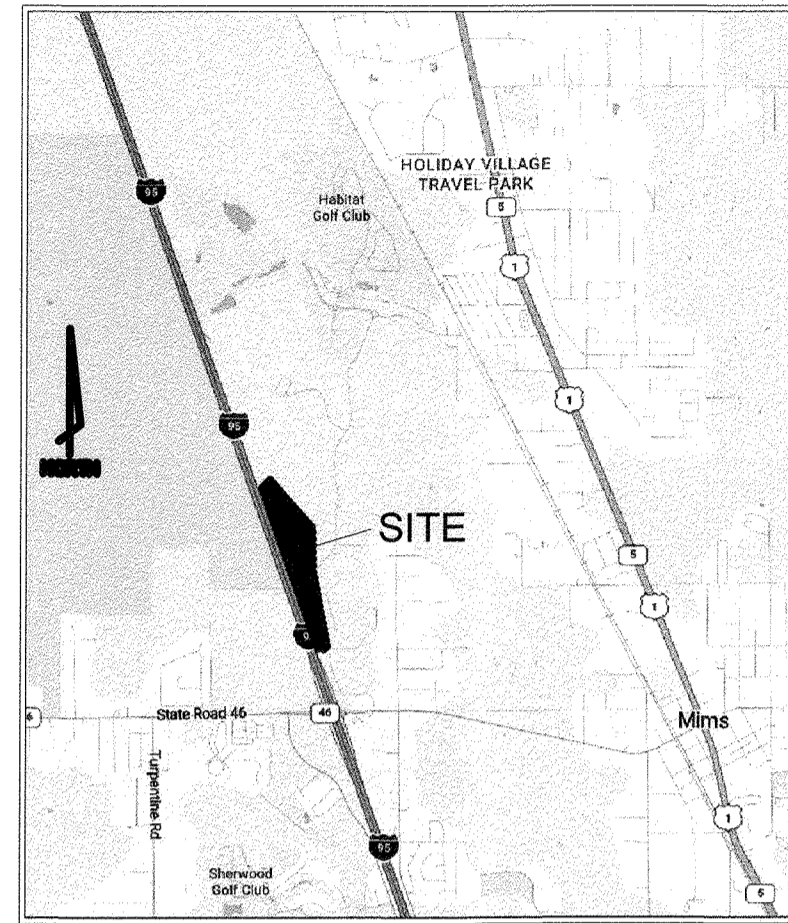
SHEET INDEX

- COVER SHEET
- OVERALL PLAT BOUNDARY
- PLAT BOUNDARY (SOUTH)
- PLAT BOUNDARY (NORTH)

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



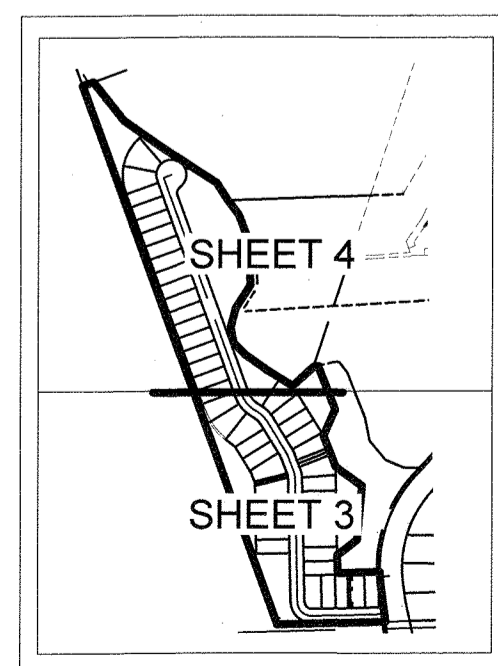
KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
1176 25th St, Vero Beach, FL 32960
Phone: (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351



VICINITY MAP

ABBREVIATIONS

- B.B. BEARING BASE
- B.M. BENCH MARK
- CB CHORD BEARING
- CL CHORD LENGTH
- CMD CONCRETE MONUMENT & DISK (AS NOTED)
- Δ DELTA (CENTRAL ANGLE)
- C.M. CONCRETE MONUMENT
- D.E. PRIVATE DRAINAGE EASEMENT
- E. EAST
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FKA FORMERLY KNOWN AS
- L. LENGTH
- N. NORTH
- No. NUMBER
- N.R. NON-RADIAL
- O/A OVERALL
- ORB OFFICIAL RECORDS BOOK
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PG. PAGE
- PB PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R. RADIUS
- RAW RIGHT OF WAY
- S. SOUTH
- SQ.FT. SQUARE FEET
- TR. TRACT
- TYP. TYPICAL
- W. WEST
- PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"
- ◻ PRM - SET 4"x4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED
- LOT CORNER - 5/8" IRC STAMPED "KMA LB 8351"



KEY MAP

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95, HAVING A MEASURED BEARING OF N19°58'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- CONTACT BREVARD COUNTY SURVEY DEPARTMENT FOR INFORMATION CONCERNING BENCHMARK NO. B4A28 SET WITHIN LIMITS OF THIS PLAT.
- PERMANENT REFERENCE MONUMENTS, "P.R.M.," WILL BE SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
- EACH P.C.P. WILL BE SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- ALL LOT AND TRACT CORNERS HAVE BEEN SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- ALL LOT LINES EMANATING FROM A CURVE ARE RADIAL UNLESS SHOWN OTHERWISE AS (N.R.) NON-RADIAL.
- THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:
 - A 10 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO AND CONTIGUOUS WITH ALL PRIVATE ROADS.
 - A 5 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES, WHERE MORE THAN ONE LOT IS USED AS A BUILDING SITE, SIDE EASEMENTS WILL REVERT TO OUTER LOT LINES ONLY, UNLESS DRAINAGE FACILITIES EXIST ALONG INTERIOR LOT LINES.
 - A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG ALL REAR LOTS LINES.
 - A PERPETUAL EASEMENT IS HEREBY DEDICATED OVER ALL DRAINAGE TRACTS AND PRIVATE DRAINAGE EASEMENTS TO BREVARD COUNTY FOR EMERGENCY ACCESS AND MAINTENANCE.
- ALL PRIVATE RIGHT OF WAYS WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, BREVARD COUNTY MOSQUITO CONTROL DISTRICT, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. BREVARD COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
- ALL PUBLIC UTILITY EASEMENTS ARE ALSO FOR THE BENEFIT OF FLORIDA POWER AND LIGHT COMPANY AND ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO POTABLE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, 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.
- TRACTS ST-1 TO ST-4 ARE HEREBY RESERVED FOR STORMWATER AND ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.
- TRACT RW-1 IS HEREBY RESERVED FOR PRIVATE RIGHT-OF-WAY AND IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.
- TRACTS P-1 AND P-2 ARE HEREBY RESERVED FOR LANDSCAPE AND ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.
- FOR CONSERVATION EASEMENTS CREATED BY THIS PLAT, THE USE IS RESTRICTED TO CONSERVATION ONLY. NO CLEARING OR FILL DEVELOPMENT IS ALLOWED WITHIN ITS BOUNDARIES.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- HOMEOWNERS ASSOCIATION DOCUMENTS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, BREVARD COUNTY PUBLIC RECORDS.
- FOR MORTGAGE JOINDER IN FAVOR OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, SEE OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR MORTGAGE JOINDER IN FAVOR OF D.R. HORTON, INC. SEE OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS SUBDIVIDED HEREIN ARE SUBJECT TO THE FOLLOWING:
 - CONSTRUCTION MORTGAGE AND FIXTURE FILING WITH ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, DATED APRIL 3, 2025, RECORDED APRIL 4, 2025 IN OFFICIAL RECORDS BOOK 10302, PAGE 2560, IN BREVARD COUNTY, FLORIDA, SECURING THE AMOUNT OF \$21,680,000.00.
 - MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF D.R. HORTON, INC., DELAWARE CORPORATION DATED APRIL 3, 2025, RECORDED APRIL 7, 2025 IN OFFICIAL RECORDS BOOK 10303, PAGE 2987, IN BREVARD COUNTY, FLORIDA, SECURING THE AMOUNT OF \$5,674,800.00
 - TRI-PARTY AGREEMENT BY AND BETWEEN WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, D.R. HORTON, INC., A DELAWARE CORPORATION AND CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 7, 2025 IN OFFICIAL RECORDS BOOK 10304, PAGE 1 OF BREVARD COUNTY, FLORIDA.
 - EXCLUSIVE WELL SITE EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED JUNE 9, 2020 IN OFFICIAL RECORDS BOOK 8761, PAGE 2054, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T SOUTHEAST, AND ITS AFFILIATES, SUCCESSORS, AND ASSIGNS AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 8, 2018 IN OFFICIAL RECORDS BOOK 8304, PAGE 1690, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - SUB-EASEMENT AND MEMORANDUM OF AGREEMENT TO MASTER COMMUNITY INFRASTRUCTURE AGREEMENT RECORDED AUGUST 25, 2005 IN OFFICIAL RECORDS BOOK 5522, PAGE 8084; ASSIGNMENT OF EASEMENT RECORDED OCTOBER 22, 2007 IN OFFICIAL RECORDS BOOK 5820, PAGE 1115; ASSIGNMENT OF EASEMENT RECORDED SEPTEMBER 25, 2012 IN OFFICIAL RECORDS BOOK 6697, PAGE 1988, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB RECORDED JANUARY 3, 2005 IN OFFICIAL RECORDS BOOK 5404, PAGE 3841; FIRST AMENDED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB, RECORDED AUGUST 25, 2005 IN OFFICIAL RECORDS BOOK 5522, PAGE 7854, AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED JULY 24, 2013 IN OFFICIAL RECORDS BOOK 6930, PAGE 2738, AS FURTHER AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED JULY 16, 2015 IN OFFICIAL RECORDS BOOK 7410, PAGE 2729, FURTHER AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED MARCH 21, 2016 IN OFFICIAL RECORDS BOOK 7573, PAGE 1211, TOGETHER WITH THAT CERTAIN TOTAL AND EXCLUSIVE ASSIGNMENT OF DECLARANT/DECLARANT RIGHTS, RECORDED MARCH 12, 2013 IN OFFICIAL RECORDS BOOK 6823, PAGE 2540; DECLARANT'S AMENDMENT TO FIRST AMENDED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB, RECORDED MARCH 28, 2019 IN OFFICIAL RECORDS BOOK 8399, PAGE 1187, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF WALKABOUT P.U.D. RECORDED DECEMBER 17, 2002 IN PLAT BOOK 49, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - NON-EXCLUSIVE INGRESS/EGRESS EASEMENT AND NON-EXCLUSIVE PIPELINE EASEMENT TO COUNTY WELL SITE AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 4, 1999 IN OFFICIAL RECORDS BOOK 3947, PAGE 3259, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF BREVARD COUNTY, AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 1967 IN OFFICIAL RECORDS BOOK 939, PAGE 267, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 4

SECTION 12, TWP. 21S., RANGE 34 E.

DEDICATION

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

FAIRWAYS AT INDIAN RIVER PRESERVE (POD 4)

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS AS FURTHER DESCRIBED TO BREVARD COUNTY FOR THE PERPETUAL USE OF THE PUBLIC; AND HEREBY FURTHER DEDICATES TO BREVARD COUNTY A PERPETUAL EASEMENT OVER AND ACROSS THE RIGHT-OF-WAY OF ALL PRIVATE STREETS AND ROADS, PRIVATE DRAINAGE AND STORMWATER TRACTS SHOWN HEREON, FOR INGRESS AND EGRESS, OPERATION AND CONSTRUCTION AND MAINTENANCE OF BREVARD COUNTY OWNED UTILITIES (WATER, SEWER, RAW WATER AND RE-USE) AND LAW ENFORCEMENT AND EMERGENCY VEHICLES, IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL STREETS, ROADS, TRACTS AND OTHER EASEMENTS AND COMMON AREAS SHOWN HEREON ARE PRIVATELY OWNED AND MAINTAINED AND THAT THE PUBLIC AND BREVARD COUNTY HAVE NO RIGHT OF INTEREST HEREIN.

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
May 7, 2020

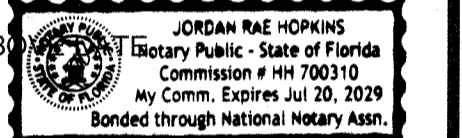
BY: [Signature]
ANAND JOBALIA, OFFICER
CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
444 SEABREEZE BLVD, SUITE 805
DAYTONA BEACH, FL 32118

WITNESS: [Signature] PRINT NAME: Thomas R. Malaga
WITNESS: [Signature] PRINT NAME: E. Miller

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON 2020, ANAND JOBALIA, OFFICER OF CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SAID PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME 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 NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: July 20, 2029



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON, DECEMBER 16, 2025 I COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT THE BOUNDARY LINES ON THE PLATTED PARCEL ARE A TRUE AND CORRECT REPRESENTATION OF SUCH LINES IN ACCORDANCE WITH SAID BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND COUNTY CODE 62-2841(c)(d)

[Signature] DATED: May 7, 2020
WILLIAM E. HAYHURST, P.S. NO. 4416
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR: KMA ENGINEERING & SURVEYING, LLC
1176 25TH STREET, VERO BEACH, FL 32960

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 CODE 62-2841(c)(d).

THOMAS J. CROONQUIST, LS 5591, COUNTY SURVEYOR
REGISTERED FLORIDA SURVEYOR AND MAPPER #5591

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.

THAD ALTMAN, CHAIR

CLERK OF THE BOARD

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS ALL EASEMENTS AND ALL OTHER AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.

THAD ALTMAN, CHAIR

CLERK OF THE BOARD

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 _____ FILE NO. _____

RACHEL M. SADOFF, CLERK OF THE CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA

FAIRWAYS AT INDIAN RIVER PRESERVE (POD 4)

A REPLAT OF A PORTION TRACT J OF WALKABOUT P.U.D., AS RECORDED IN PLAT BOOK 49, PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST

LEGAL DESCRIPTION

A PORTION OF TRACT J, WALKABOUT P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 27, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK G, NEW SOUTH WALES AND LORRIKEET AT WALKABOUT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 18 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 88°09'39" WEST, A DISTANCE OF 86.82 FEET TO THE NORTHEAST CORNER OF TRACT DE3 PER SAID PLAT OF WALKABOUT P.U.D. AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG THE NORTH LINE OF SAID TRACT DE3, SOUTH 88°29'00" WEST, A DISTANCE OF 388.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 70220-2409; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 19°58'28" WEST, A DISTANCE OF 2048.48 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 70°01'32" EAST, A DISTANCE OF 39.95 FEET; THENCE SOUTH 38°27'41" EAST, A DISTANCE OF 176.24 FEET; THENCE SOUTH 55°05'03" EAST, A DISTANCE OF 136.29 FEET; THENCE SOUTH 56°16'01" EAST, A DISTANCE OF 144.84 FEET; THENCE SOUTH 57°16'26" EAST, A DISTANCE OF 118.27 FEET; THENCE SOUTH 32°58'58" EAST, A DISTANCE OF 75.04 FEET TO THE WEST LINE OF TRACT OS5, SAID PLAT OF NEW SOUTH WALES AND LORRIKEET AT WALKABOUT; THENCE ALONG SAID WEST LINE, SOUTH 37°15'48" EAST, A DISTANCE OF 64.94 FEET; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; SOUTH 20°23'49" EAST, A DISTANCE OF 171.89 FEET; THENCE SOUTH 88°53'32" WEST, A DISTANCE OF 26.51 FEET; THENCE SOUTH 20°49'21" EAST, A DISTANCE OF 12.64 FEET TO THE WEST LINE OF TRACT CE5 OF SAID PLAT BOOK 58, PAGE 18; THENCE ALONG SAID WEST LINE OF TRACT CE5, SAID PLAT OF NEW SOUTH WALES AND LORRIKEET AT WALKABOUT THE FOLLOWING NINE (9) COURSES; THENCE SOUTH 03°27'21" EAST, A DISTANCE OF 77.57 FEET; THENCE SOUTH 32°50'01" WEST, A DISTANCE OF 98.79 FEET; THENCE SOUTH 14°20'28" WEST, A DISTANCE OF 72.14 FEET; THENCE SOUTH 11°53'16" EAST, A DISTANCE OF 56.91 FEET; THENCE SOUTH 44°37'42" EAST, A DISTANCE OF 54.62 FEET; THENCE SOUTH 54°33'50" EAST, A DISTANCE OF 97.84 FEET; THENCE SOUTH 58°25'22" EAST, A DISTANCE OF 110.52 FEET; THENCE NORTH 47°16'59" EAST, A DISTANCE OF 99.87 FEET; THENCE NORTH 76°24'48" EAST, A DISTANCE OF 17.34 FEET TO THE WEST LINE OF TRACT WM1, SAID PLAT OF NEW SOUTH WALES AND LORRIKEET AT WALKABOUT; THENCE ALONG THE WEST LINE OF SAID TRACT WM1 THE FOLLOWING SEVEN (7) COURSES; THENCE SOUTH 21°30'41" EAST, A DISTANCE OF 167.37 FEET; THENCE SOUTH 23°29'19" WEST, A DISTANCE OF 102.56 FEET; THENCE SOUTH 21°30'41" EAST, A DISTANCE OF 117.39 FEET; THENCE SOUTH 54°29'57" EAST, A DISTANCE OF 116.04 FEET; THENCE SOUTH 05°00'33" WEST, A DISTANCE OF 193.80 FEET; THENCE SOUTH 52°16'08" WEST, A DISTANCE OF 89.61 FEET; THENCE SOUTH 01°53'57" EAST, A DISTANCE OF 64.30 FEET TO THE SOUTH LINE OF SAID TRACT WM1; THENCE DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE, NORTH 88°03'11" EAST, A DISTANCE OF 150.19 FEET TO THE WEST LINE OF TRACT AW (AUSTRALIAN WAY), AS RECORDED IN PLAT BOOK 55, PAGE 18 OF SAID PUBLIC RECORDS, NOW KNOWN AS INDIAN RIVER PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 7552, PAGE 1970 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE BEGINNING OF A NON-RADIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 05°26'05", A CHORD BEARING OF SOUTH 04°35'23" EAST AND A CHORD LENGTH OF 45.51 FEET; THENCE ALONG SAID WEST LINE AND THE ARC OF SAID CURVE A DISTANCE OF 45.53 FEET TO THE END OF SAID CURVE; THENCE ALONG SAID WEST LINE, SOUTH 07°23'48" EAST, A DISTANCE OF 134.85 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LANDS CONTAIN 652,152 SQUARE FEET OR 14.97 ACRES, MORE OR LESS.

TRACT DATA TABLE			
TRACT	AREA (ACRES)	USE	MAINTAINED & OWNED
ST-1 TO ST-4	3.14	STORMWATER	HOA
RW-1	2.43	PRIVATE RIGHT-OF-WAY	HOA
P-1 AND P-2	2.39	LANDSCAPE	HOA

HOA = INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.

GPS CONTROL MONUMENT DATA TABLE - DATUM NAD83(2011)						
STATION ID	PUBLISHED NORTHING (FT)	PUBLISHED EASTING (FT)	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE
GPS 5002	1572369.00	698895.37	0.99994327	0°03'50"	28°39'32.83"N	80°52'32.84"W
GPS 5041	1586500.48	701343.11	0.99994352	0°04'03"	28°41'52.73"N	80°51'32.70"W

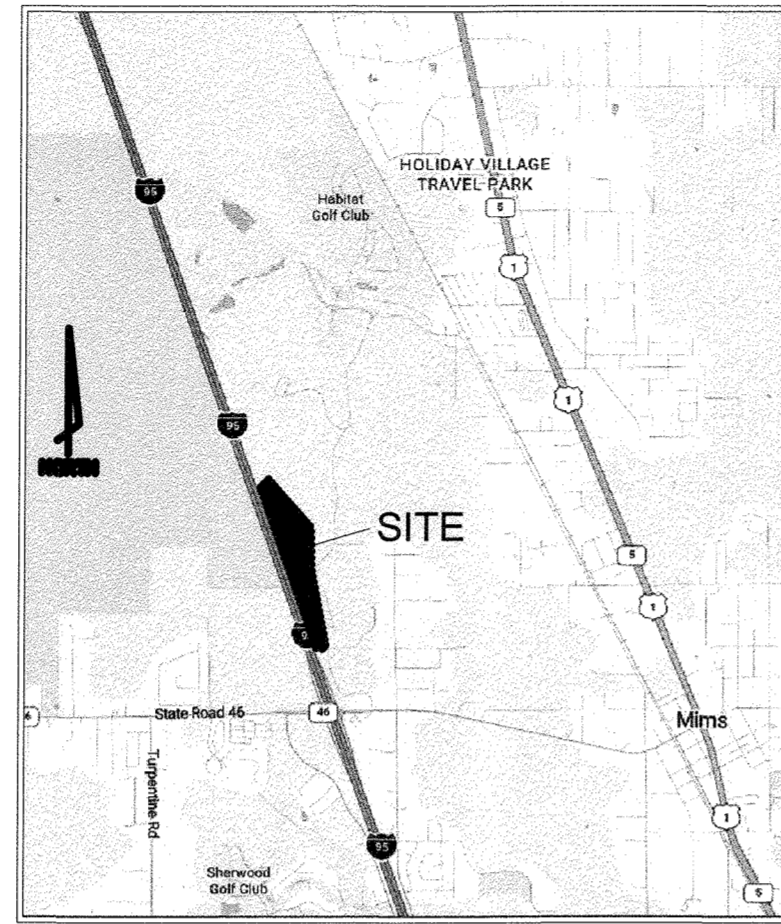
GPS 5002 - THE STATION IS LOCATED 6 MI (9.7 KM) NORTH-NORTHWEST OF TITUSVILLE AND 2 MI (3.2 KM) WEST OF MIMS, IN THE MEDIAN OF INTERSTATE 95.
GPS 5041 - THE STATION IS LOCATED 8 MI (12.9 KM) NORTH-NORTHWEST OF TITUSVILLE IN THE MEDIAN OF US HIGHWAY 1.

- ### SHEET INDEX
- COVER SHEET
 - OVERALL PLAT BOUNDARY
 - PLAT BOUNDARY (SOUTH)
 - PLAT BOUNDARY (NORTH)

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



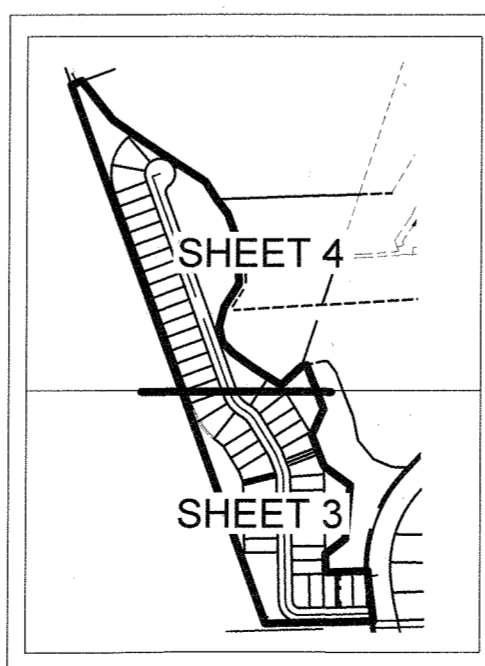
KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
1176 25th St, Vero Beach, FL 32960
Phone: (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351



VICINITY MAP

ABBREVIATIONS

- B.B. BEARING BASE
- B.M. BENCH MARK
- C.B. CHORD BEARING
- CL. CHORD LENGTH
- CMD. CONCRETE MONUMENT & DISK (AS NOTED)
- Δ. DELTA (CENTRAL ANGLE)
- C.M. CONCRETE MONUMENT
- D.E. PRIVATE DRAINAGE EASEMENT
- E. EAST
- FDOT. FLORIDA DEPARTMENT OF TRANSPORTATION
- FKA. FORMERLY KNOWN AS
- L. LENGTH
- N. NORTH
- No. NUMBER
- N.R. NON-RADIAL
- O/A. OVERALL
- ORB. OFFICIAL RECORDS BOOK
- PCP. PERMANENT CONTROL POINT
- PRM. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- PB. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R. RADIUS
- R/W. RIGHT OF WAY
- S. SOUTH
- SQ.FT. SQUARE FEET
- TR. TRACT
- TYP. TYPICAL
- W. WEST
- . PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"
- . PRM - SET 4"x4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED
- . LOT CORNER - 5/8" IRC STAMPED "KMA LB 8351"



KEY MAP

PLAT NOTES

- BEARINGS SHOWN HEREON ARE BASED ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95, HAVING A MEASURED BEARING OF N19°58'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- CONTACT BREVARD COUNTY SURVEY DEPARTMENT FOR INFORMATION CONCERNING BENCHMARK NO. B4A28 SET WITHIN LIMITS OF THIS PLAT.
- PERMANENT REFERENCE MONUMENTS, "P.R.M.," WILL BE SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
- EACH P.C.P. WILL BE SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- ALL LOT AND TRACT CORNERS HAVE BEEN SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- ALL LOT LINES EMANATING FROM A CURVE ARE RADIAL UNLESS SHOWN OTHERWISE AS (N.R.) NON-RADIAL.
- THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:
 - A. A 10 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO AND CONTIGUOUS WITH ALL PRIVATE ROADS.
 - B. A 5 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES, WHERE MORE THAN ONE LOT IS USED AS A BUILDING SITE, SIDE EASEMENTS WILL REVERT TO OUTER LOT LINES ONLY, UNLESS DRAINAGE FACILITIES EXIST ALONG INTERIOR LOT LINES.
 - C. A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG ALL REAR LOTS LINES.
 - D. A PERPETUAL EASEMENT IS HEREBY DEDICATED OVER ALL DRAINAGE TRACTS AND PRIVATE DRAINAGE EASEMENTS TO BREVARD COUNTY FOR EMERGENCY ACCESS AND MAINTENANCE.
- ALL PRIVATE RIGHT OF WAYS WITHIN THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, BREVARD COUNTY MOSQUITO CONTROL DISTRICT, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. BREVARD COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
- ALL PUBLIC UTILITY EASEMENTS ARE ALSO FOR THE BENEFIT OF FLORIDA POWER AND LIGHT COMPANY AND ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO POTABLE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, 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.
- TRACTS ST-1 TO ST-4 ARE HEREBY RESERVED FOR STORMWATER AND ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.
- TRACT RW-1 IS HEREBY RESERVED FOR PRIVATE RIGHT-OF-WAY AND IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.
- TRACTS P-1 AND P-2 ARE HEREBY RESERVED FOR LANDSCAPE AND ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.
- FOR CONSERVATION EASEMENTS CREATED BY THIS PLAT, THE USE IS RESTRICTED TO CONSERVATION ONLY. NO CLEARING OR FILL DEVELOPMENT IS ALLOWED WITHIN ITS BOUNDARIES.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- HOMEOWNERS ASSOCIATION DOCUMENTS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, BREVARD COUNTY PUBLIC RECORDS.
- FOR MORTGAGE JOINDER IN FAVOR OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, SEE OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR MORTGAGE JOINDER IN FAVOR OF D.R. HORTON, INC. SEE OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS SUBDIVIDED HEREIN ARE SUBJECT TO THE FOLLOWING:
 - 21.1 CONSTRUCTION MORTGAGE AND FIXTURE FILING WITH ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, DATED APRIL 3, 2025, RECORDED APRIL 4, 2025 IN OFFICIAL RECORDS BOOK 10302, PAGE 2560, IN BREVARD COUNTY, FLORIDA, SECURING THE AMOUNT OF \$21,660,000.00.
 - 21.2 MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF D.R. HORTON, INC., DELAWARE CORPORATION DATED APRIL 3, 2025, RECORDED APRIL 7, 2025 IN OFFICIAL RECORDS BOOK 10303, PAGE 2987, IN BREVARD COUNTY, FLORIDA, SECURING THE AMOUNT OF \$5,674,800.00
 - 21.3 TRI-PARTY AGREEMENT BY AND BETWEEN WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, D.R. HORTON, INC., A DELAWARE CORPORATION AND CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 7, 2025 IN OFFICIAL RECORDS BOOK 10304, PAGE 1 OF BREVARD COUNTY, FLORIDA.
 - 21.4 EXCLUSIVE WELL SITE EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED JUNE 9, 2020 IN OFFICIAL RECORDS BOOK 8761, PAGE 2054, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 21.5 EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T SOUTHEAST, AND ITS AFFILIATES, SUCCESSORS, AND ASSIGNS AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 8, 2018 IN OFFICIAL RECORDS BOOK 8304, PAGE 1690, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 21.6 SUB-EASEMENT AND MEMORANDUM OF AGREEMENT TO MASTER COMMUNITY INFRASTRUCTURE AGREEMENT RECORDED AUGUST 25, 2005 IN OFFICIAL RECORDS BOOK 5522, PAGE 8084; ASSIGNMENT OF EASEMENT RECORDED OCTOBER 22, 2007 IN OFFICIAL RECORDS BOOK 5820, PAGE 1115; ASSIGNMENT OF EASEMENT RECORDED SEPTEMBER 25, 2012 IN OFFICIAL RECORDS BOOK 6697, PAGE 1988, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 21.7 DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB RECORDED JANUARY 3, 2005 IN OFFICIAL RECORDS BOOK 5404, PAGE 3641; FIRST AMENDED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB, RECORDED AUGUST 25, 2005 IN OFFICIAL RECORDS BOOK 5522, PAGE 7854, AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED JULY 24, 2013 IN OFFICIAL RECORDS BOOK 6930, PAGE 2738, AS FURTHER AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED JULY 16, 2015 IN OFFICIAL RECORDS BOOK 7410, PAGE 2729, FURTHER AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED MARCH 21, 2016 IN OFFICIAL RECORDS BOOK 7573, PAGE 1211, TOGETHER WITH THAT CERTAIN TOTAL AND EXCLUSIVE ASSIGNMENT OF DECLARANT/DECLARANT RIGHTS, RECORDED MARCH 12, 2013 IN OFFICIAL RECORDS BOOK 6823, PAGE 2540; DECLARANT'S AMENDMENT TO FIRST AMENDED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB, RECORDED MARCH 28, 2019 IN OFFICIAL RECORDS BOOK 8399, PAGE 1187, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 21.8 RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF WALKABOUT P.U.D. RECORDED DECEMBER 17, 2002 IN PLAT BOOK 49, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 21.9 NON-EXCLUSIVE INGRESS/EGRESS EASEMENT AND NON-EXCLUSIVE PIPELINE EASEMENT TO COUNTY WELL SITE AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 4, 1999 IN OFFICIAL RECORDS BOOK 3947, PAGE 3259, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 21.10 EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF BREVARD COUNTY, AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 1967 IN OFFICIAL RECORDS BOOK 939, PAGE 267, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 1 OF 4
SECTION 12, TWP. 21S., RANGE 34 E.

DEDICATION

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

FAIRWAYS AT INDIAN RIVER PRESERVE (POD 4)

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS AS FURTHER DESCRIBED TO BREVARD COUNTY FOR THE PERPETUAL USE OF THE PUBLIC; AND HEREBY FURTHER DEDICATES TO BREVARD COUNTY A PERPETUAL EASEMENT OVER AND ACROSS THE RIGHT-OF-WAY OF ALL PRIVATE STREETS AND ROADS, PRIVATE DRAINAGE AND STORMWATER TRACTS SHOWN HEREON, FOR INGRESS AND EGRESS, OPERATION AND CONSTRUCTION AND MAINTENANCE OF BREVARD COUNTY OWNED UTILITIES (WATER, SEWER, RAW-WATER AND RE-USE) AND LAW ENFORCEMENT AND EMERGENCY VEHICLES. IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL STREETS, ROADS, TRACTS AND OTHER EASEMENTS AND COMMON AREAS SHOWN HEREON ARE PRIVATELY OWNED AND MAINTAINED AND THAT THE PUBLIC AND BREVARD COUNTY HAVE NO RIGHT OF INTEREST HEREIN.

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

May 7, 2026

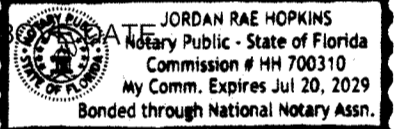
BY:
ANAND JOBALIA, OFFICER
CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
444 SEABREEZE BLVD, SUITE 805
DAYTONA BEACH, FL 32119

WITNESS:
THOMAS R. MELGARE, COUNTY SURVEYOR
WITNESS:
E. MELGARE, COUNTY SURVEYOR

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON 2026, ANAND JOBALIA, OFFICER OF CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME 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 _____ DAY OF _____, 2026.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: July 20, 2029



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON, DECEMBER 16, 2025 I COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT THE BOUNDARY LINES ON THE PLATTED PARCEL ARE A TRUE AND CORRECT REPRESENTATION OF SUCH LINES IN ACCORDANCE WITH SAID BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND COUNTY CODE 62-2841(c)(d)

WILLIAM E. HAYHURST, P.S.M. NO. 4416
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR: KMA ENGINEERING & SURVEYING, LLC
1176 25TH STREET, VERO BEACH, FL 32960

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 CODE 62-2841(c)(d).

THOMAS J. CROONQUIST, LS 5581, COUNTY SURVEYOR
REGISTERED FLORIDA SURVEYOR AND MAPPER #5591

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.

THAD ALTMAN, CHAIR

CLERK OF THE BOARD

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS ALL EASEMENTS AND ALL OTHER AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.

THAD ALTMAN, CHAIR

CLERK OF THE BOARD

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 _____ FILE NO. _____

RACHEL M. SADOFF, CLERK OF THE CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA

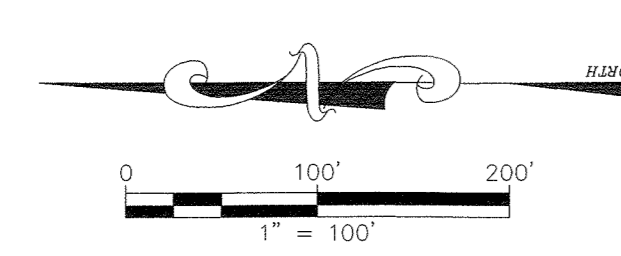
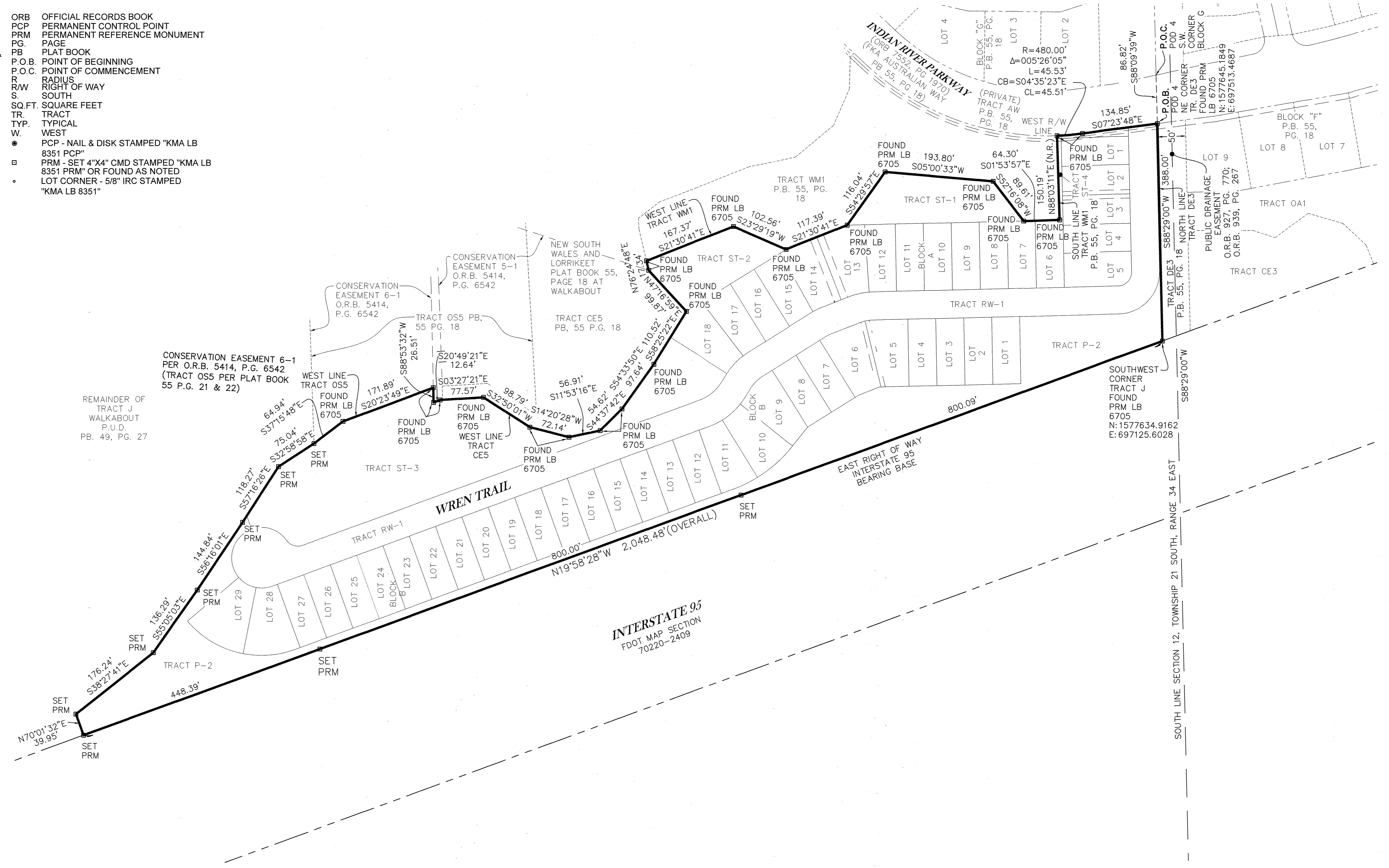
FAIRWAYS AT INDIAN RIVER PRESERVE (POD 4)

A REPLAT OF A PORTION TRACT J OF WALKABOUT P.U.D., AS RECORDED IN PLAT BOOK 49,
PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST

PLAT BOOK _____ PAGE _____
SHEET 2 OF 4
SECTION 12, TWP. 21S., RANGE 34 E.

ABBREVIATIONS

B.B.	BEARING BASE	ORB	OFFICIAL RECORDS BOOK
B.M.	BENCH MARK	PCP	PERMANENT CONTROL POINT
CB	CHORD BEARING	PRM	PERMANENT REFERENCE MONUMENT
CL	CHORD LENGTH	PG	PAGE
CMD	CONCRETE MONUMENT & DISK (AS NOTED)	PB	PLAT BOOK
Δ	DELTA (CENTRAL ANGLE)	P.O.B.	POINT OF BEGINNING
C.M.	CONCRETE MONUMENT	P.O.C.	POINT OF COMMENCEMENT
D.E.	PRIVATE DRAINAGE EASEMENT	R	RADIUS
E	EAST	R/W	RIGHT OF WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	S	SOUTH
FKA	FORMERLY KNOWN AS	SQ.FT.	SQUARE FEET
L	LENGTH	TR.	TRACT
N.	NORTH	TYP.	TYPICAL
No.	NUMBER	W.	WEST
N.R.	NON-RADIAL	●	PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"
O/A	OVERALL	□	PRM - SET 4"x4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED
		○	LOT CORNER - 5/8" IRC STAMPED "KMA LB 8351"



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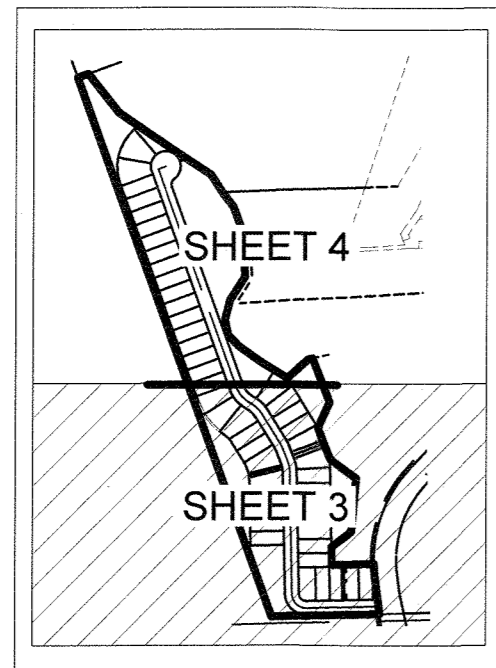
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FAIRWAYS AT INDIAN RIVER PRESERVE (POD 4)

A REPLAT OF A PORTION TRACT J OF WALKABOUT P.U.D., AS RECORDED IN PLAT BOOK 49,
PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST

PLAT BOOK _____ PAGE _____
SHEET 3 OF 4
SECTION 12, TWP. 21S., RANGE 34 E.

MATCHLINE - SEE SHEET 4



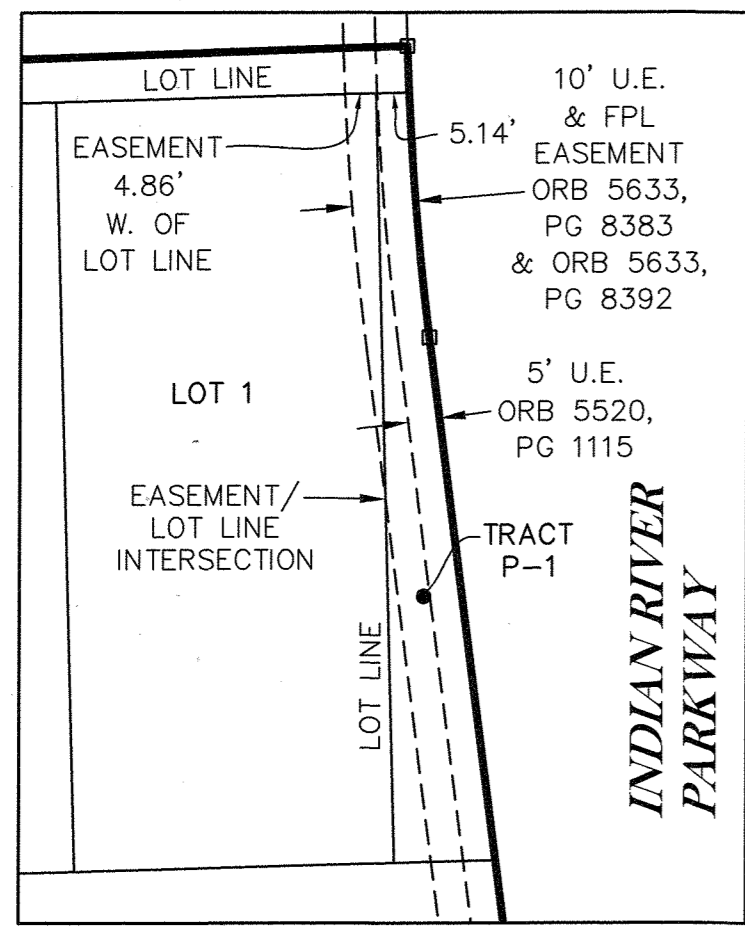
KEY MAP

ABBREVIATIONS

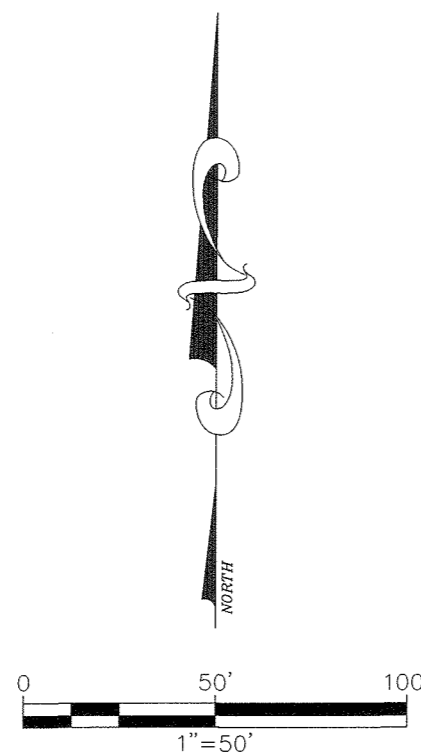
- | | | | |
|------|--------------------------------------|--------|---|
| B.B. | BEARING BASE | ORB | OFFICIAL RECORDS BOOK |
| B.M. | BENCH MARK | PCP | PERMANENT CONTROL POINT |
| CB | CHORD BEARING | PRM | PERMANENT REFERENCE MONUMENT |
| CL | CHORD LENGTH | PG. | PAGE |
| CMD | CONCRETE MONUMENT & DISK (AS NOTED) | PB | PLAT BOOK |
| Δ | DELTA (CENTRAL ANGLE) | P.O.B. | POINT OF BEGINNING |
| C.M. | CONCRETE MONUMENT | P.O.C. | POINT OF COMMENCEMENT |
| D.E. | PRIVATE DRAINAGE EASEMENT | R | RADIUS |
| E. | EAST | R/W | RIGHT OF WAY |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | S. | SOUTH |
| FKA | FORMERLY KNOWN AS | SQ.FT. | SQUARE FEET |
| L | LENGTH | TR. | TRACT |
| N. | NORTH | TYP. | TYPICAL |
| No. | NUMBER | W. | WEST |
| N.R. | NON-RADIAL | ● | PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP" |
| O/A | OVERALL | □ | PRM - SET 4"X4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED |
| | | • | LOT CORNER - 5/8" IRC STAMPED "KMA LB 8351" |

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N58° 24' 07"W	16.82'
L2	N58° 24' 07"W	16.82'
L3	N58° 24' 07"W	16.82'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	090°17'38"	39.40'	S46° 23' 50"E	35.45'
C2	50.00'	090°17'38"	78.80'	S46° 23' 50"E	70.89'
C3	75.00'	090°17'38"	118.19'	S46° 23' 50"E	106.34'
C4	125.00'	020°11'31"	44.05'	N11° 20' 47"W	43.82'
C5	75.00'	020°11'31"	26.43'	N11° 20' 47"W	26.29'
C6	100.00'	020°11'31"	35.24'	N11° 20' 47"W	35.06'
C7	125.00'	010°33'42"	23.04'	N26° 43' 23"W	23.01'
C8	75.00'	010°33'42"	13.83'	N26° 43' 23"W	13.81'
C9	100.00'	010°33'42"	18.43'	N26° 43' 23"W	18.41'
C10	125.00'	026°23'52"	57.59'	N45° 12' 11"W	57.08'
C11	75.00'	026°23'52"	34.55'	N45° 12' 11"W	34.25'
C12	100.00'	026°23'52"	46.07'	N45° 12' 11"W	45.87'
C13	75.00'	038°26'02"	50.31'	S39° 11' 06"E	49.37'
C14	100.00'	038°26'02"	67.08'	N39° 11' 06"E	65.83'
C15	125.00'	038°26'02"	83.85'	S39° 11' 06"E	82.29'
C21	245.00'	019°36'43"	83.86'	S41° 39' 48"E	83.45'
C22	245.00'	011°53'22"	50.84'	S25° 54' 46"E	50.75'
C25	125.00'	006°55'57"	15.12'	S54° 56' 08"E	15.11'
C26	125.00'	019°36'43"	42.79'	S41° 39' 48"E	42.58'
C27	125.00'	011°53'22"	25.94'	S25° 54' 46"E	25.89'
C28	125.00'	000°58'19"	2.12'	N57° 54' 57"W	2.12'
C29	125.00'	019°45'26"	43.10'	N47° 33' 05"W	42.89'
C30	125.00'	005°40'08"	12.37'	N34° 50' 18"W	12.36'
C31	75.00'	008°31'54"	11.17'	N17° 10' 35"W	11.16'
C32	75.00'	011°39'37"	15.26'	N07° 04' 49"W	15.24'
C33	125.00'	017°00'32"	37.11'	N12° 56' 16"W	36.97'
C34	125.00'	003°10'59"	6.94'	N02° 50' 31"W	6.94'
C35	125.00'	002°30'07"	5.46'	N30° 45' 11"W	5.46'
C36	125.00'	008°03'35"	17.58'	N25° 28' 20"W	17.57'
C37	480.00'	000°52'01"	7.26'	S02° 18' 21"E	7.26'



LOT 1 EASEMENT DETAIL
1"=30'



SOUTH LINE SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST
NORTH LINE SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST

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FAIRWAYS AT INDIAN RIVER PRESERVE (POD 4)

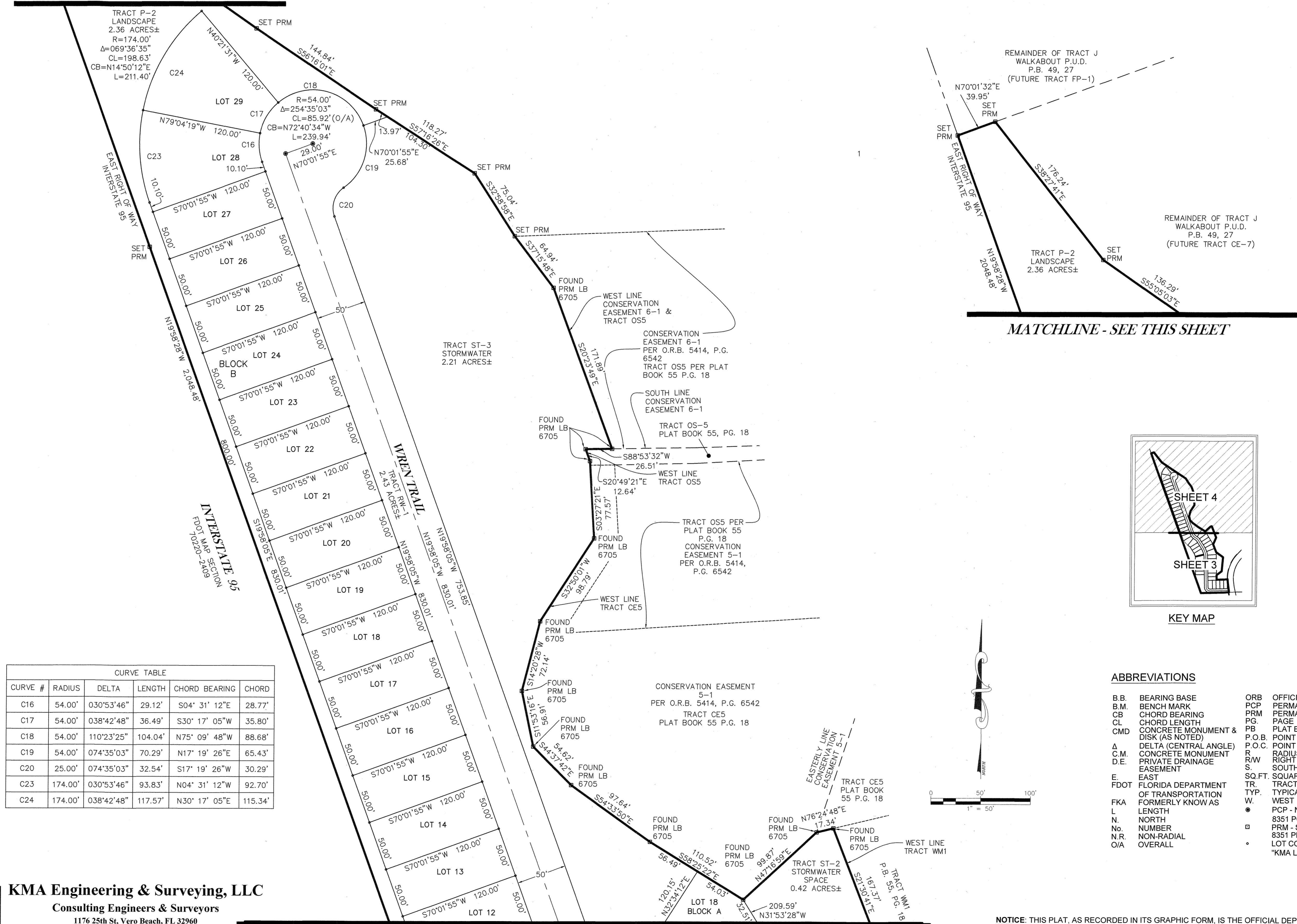
PLAT BOOK _____ PAGE _____

SHEET 4 OF 4

SECTION 12, TWP. 21S., RANGE 34 E.

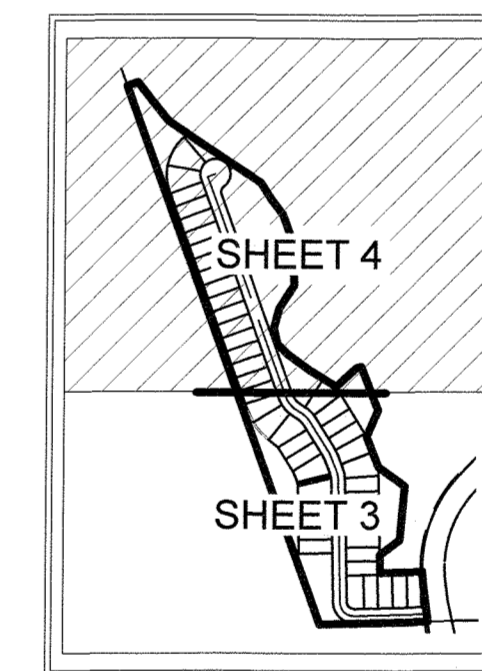
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MATCHLINE - SEE THIS SHEET



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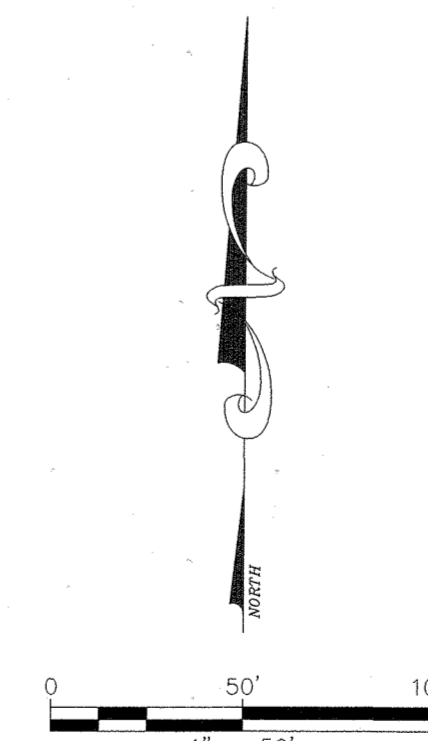
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C16	54.00'	030°53'46"	29.12'	S04° 31' 12"E	28.77'
C17	54.00'	038°42'48"	36.49'	S30° 17' 05"W	35.80'
C18	54.00'	110°23'25"	104.04'	N75° 09' 48"W	88.68'
C19	54.00'	074°35'03"	70.29'	N17° 19' 26"E	65.43'
C20	25.00'	074°35'03"	32.54'	S17° 19' 26"W	30.29'
C23	174.00'	030°53'46"	93.83'	N04° 31' 12"W	92.70'
C24	174.00'	038°42'48"	117.57'	N30° 17' 05"E	115.34'



KEY MAP

ABBREVIATIONS

- | | | | |
|------|--------------------------------------|--------|---|
| B.B. | BEARING BASE | ORB | OFFICIAL RECORDS BOOK |
| B.M. | BENCH MARK | PCP | PERMANENT CONTROL POINT |
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MATCHLINE - SEE SHEET 3