

Previous approvals:

## **PRELIMINARY DEVELOPMENT PLAN**

Sherwood Golf Club PUD

Prepared for:

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**MBV # 21-1114**  
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## **I. INTRODUCTION**

### **LOCATION:**

The Sherwood Golf Club PUD (136.46 ± acres) is located on the west side of Interstate 95, approximately one-half of a mile south of State Road 46. The project is located within unincorporated Brevard County in:

<b>SECTION</b>	<b>TOWNSHIP</b>	<b>RANGE</b>
13, 24	21 South	34 East

### **LEGAL DESCRIPTION:**

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT No, 1260451-A1, DATED APRIL 22, 2022.

#### **(1) PARCEL A-14 DRIVING RANGE**

A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD, RUN THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE FOLLOWING FIVE (5) COURSES AND DISTANCE. SOUTH 70°00'20" WEST, 144.51 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 12°00'20", SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 44.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE 45°30'00", WESTERLY ALONG THE ARC OF SAID CURVE, 254.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 13°30'00", WESTERLY ALONG THE ARC OF SAID CURVE, 70.69 FEET TO THE POINT OF TANGENCY, WEST, 75.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, THENCE NORTH 13°34'54" WEST, 787.14 FEET, THENCE NORTH 54°08'30" WEST, 225.00 FEET, THENCE SOUTH 35°51'30" WEST, 230.15 FEET, THENCE SOUTH 22°00'00" EAST, 766.19 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD, THENCE EAST ALONG SAID RIGHT OF WAY LINE, 215.00 FEET TO THE POINT OF BEGINNING.

#### **(2) PARCEL A-21 2ND DRIVING RANGE**

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD (A 66 FOOT WIDE RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD (A 60 FOOT WIDE RIGHT OF WAY). THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES, THENCE SOUTH 70°00'20" WEST, 144.51 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 210.00 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°00'20", A DISTANCE OF 44.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 320.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°30'00", A DISTANCE OF 254.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°30'00", 70.69 FEET TO THE POINT OF TANGENCY, THENCE ON A BEARING OF WEST, 59.07 FEET TO THE POINT OF BEGINNING,

THENCE ON A BEARING OF WEST, 35.93 FEET, THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD, ON A BEARING OF NORTH 13°03'28" WEST, 796.59 FEET, THENCE SOUTH 54°06'53" EAST, 53.29 FEET, THENCE SOUTH 13°03'28" EAST, 764.52 FEET TO THE POINT OF BEGINNING.

(3) PARCEL 102

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 88°46'29" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 870.37 FEET, THENCE SOUTH 32°57'46" EAST, 214.32 FEET, THENCE SOUTH 57°02'14" WEST, 151.47 FEET TO A POINT LYING ON THE EAST BOUNDARY LINE OF SHERWOOD FOREST P.U.D. II STAGE TWO, PHASE ONE AS RECORDED IN PLAT BOOK 31, PAGE 88, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARIES OF SAID PLAT, THE FOLLOWING TWO COURSES, THENCE SOUTH 36°13'31" EAST, 30.00 FEET, THENCE NORTH 88°46'29" EAST, 260.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED THENCE SOUTH 54°06'53" EAST, 660.01 FEET, THENCE SOUTH 13°03'28" EAST, 796.60 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF LONDONTOWN ROAD AS SHOWN ON THE PLAT OF SHERWOOD ESTATES UNIT NO 7, AS RECORDED IN THE PLAT BOOK 20, PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF LONDONTOWN ROAD, THE FOLLOWING TWO COURSES AND DISTANCES, THENCE EAST 95.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 04°26'50", 23.29 FEET, THENCE NORTH 13°03'28" WEST, 867.26 FEET, THENCE NORTH 54°06'53" WEST, 703.07 FEET, THENCE SOUTH 35°53'07" WEST, 115.00 FEET TO THE POINT OF BEGINNING.

(4) PARCEL A

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST; THENCE NORTH 88°46'22" EAST ALONG THE NORTH LINE OF SAID SECTION 24, S A DISTANCE OF 364.95 FEET; THENCE SOUTH 02°21'27" EAST, 13733 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET AN TO WHICH POINT A RADIAL LINE BEARS NORTH 02°21'27" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'07", A DISTANCE OF 66.32 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY, ALONG THE ARC OF THE AFORESAID CURVE, THROUGH A CENTRAL ANGLE OF 62°11'16", 54.27 FET; THENCE SOUTH 71°45'29" WEST, 41.62 FEET; THENCE SOUTH 13°25'19" WEST, 311.07 FEET; THENCE SOUTH 02°51'15" WEST, 471.47 FEET; THENCE SOUTH 02°06'07" EAST, 328.99 FEET; THENCE SOUTH 38°43'50" WEST, 78.60 FEET; THENCE SOUTH 01°13'45" EAST, 300 FEET; THENCE NORTH 89°00'55" EAST, 219.35 FEET, THENCE NORTH 00°59'05" WEST, 86.88 FEET; THENCE NORTH 77°26'21" EAST, 270.54 FEET; THENCE NORTH 31°41'42" WEST, 94.82 FEET; THENCE NORTH 31°15'04" EAST, 108.89 FEET; THENCE NORTH 85°17'13" EAST, 324.23 FEET; THENCE SOUTH 63°33'29' WEST, 65.83 FEET; THENCE SOUTH 40°13'20" WEST, 435.42 FEET; THENCE SOUTH 89°00'55" WEST, 521.23 FEET TO A POINT LYING ON AN EASTERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2566, PAGE 275 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARIES OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE NORTH 01°13'45" WEST, 390.05 FEET; THENCE SOUTH 88°46'15" WEST, 92.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST; THENCE NORTH 01°02'15" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 1151.41; THENCE NORTH 88°46'22" EAST, 320.49 FEET TO THE POINT OF BEGINNING.

(5) PARCEL B

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 24, AND THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST; THENCE NORTH 88°46'22" EAST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 364.95 FEET; THENCE SOUTH 02°21'27" EAST, 137.73 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 02°21'27" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°15'43", A DISTANCE OF 68.30 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 88°46'22" EAST, 145.15 FEET; THENCE SOUTH 06°10'44" EAST, 160.68 FEET, THENCE SOUTH 27°44'22" EAST, 351.26 FEET; THENCE SOUTH 52°04'06" EAST, 99.75 FEET; THENCE SOUTH 62° EAST 207.19 FEET; THENCE NORTH 45°24'19" EAST, 55.98 FEET; THENCE NORTH 55°57'19" EAST, 219.18 FEET; THENCE NORTH 54°27'09" EAST 183.46 FEET; THENCE NORTH 31°37'38" EAST, 51.91 FEET; THENCE SOUTH 45°19'31" EAST, 17.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 145°06'27", 63.32 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 81.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°35'27", 121.03 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 84°58'35" WEST, 45.67 FEET; THENCE SOUTH 50°38'47" WEST, 42.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY, NORTHWESTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 143°21'58", 145.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 14°00'45" EAST, 101.37 FEET; THENCE NORTH 28°35'52" EAST, 217.01 FEET; THENCE NORTH 01°20'25" WEST, 115.40 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST; THENCE NORTH 00°57'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE 898.51 FEET TO A POINT LYING ON THE NORTH LINE OF PARCEL G-5 AS RECORDED IN OFFICIAL RECORDS BOOK 3080, PAGE 4652, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARIES OF SAID PLAT AND THE REPLAT OF SHERWOOD FOREST P.U.D., II, STAGE ONE, TRACT A AS RECORDED IN PLAT BOOK 29, PAGE 46 OF SAID PUBLIC RECORDS, THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE SOUTH 78°13'31" EAST 380.00 FEET; THENCE SOUTH 00°44'46" EAST, 137.37 FEET; THENCE SOUTH 51°03'10" WEST, 900.00 FEET; THENCE NORTH 70°35'59" WEST, 405.67 FEET; THENCE NORTH 56°06'42" WEST 162.26 FEET; THENCE NORTH 43°47'40" WEST, 96.88 FEET; THENCE NORTH 02°46'21" WEST, 205.89 FEET; THENCE NORTH 02°19'01" WEST 303.65 FEET; THENCE SOUTH 81°32'56" WEST, 111.06 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 44°10'04" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°55'40", 52.30 FEET TO THE POINT OF BEGINNING.

(6) PARCEL G-2

A PART OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 9, SHERWOOD VILLAS UNIT ONE, AS RECORDED IN PLAT BOOK 23, PAGE 90, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID SHERWOOD VILLAS UNIT ONE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 32°47'45" EAST, A DISTANCE OF 61.47 FEET; THENCE NORTH 51°03'10" EAST, A DISTANCE OF 184.71 FEET; NORTH 89°45'35" EAST, A DISTANCE OF 263.39 FEET; SOUTH 56°15'15" EAST, A DISTANCE OF 427.79 FEET; THENCE NORTH 55°00'00" EAST, A DISTANCE OF 137.20 FEET; THENCE SOUTH 35°00'00" EAST, A DISTANCE OF 215.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD ( A 60 FOOT ROW), SAID POINT BEING ON THE ARC OF A CIRCULAR

CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AT WHICH POINT A RADIAL LINE BEARS SOUTH 36°54'33" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'33" A DISTANCE OF 10.00 FEET; THENCE NORTH 35°00'00" WEST, ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 388.22 FEET; THENCE NORTH 56°15'15" WEST, A DISTANCE OF 425.48 FEET TO THE SOUTHEAST CORNER OF SHERWOOD FOREST P.U.D. II STAGE TWO PHASE ONE, AS RECORDED IN PLAT BOOK 31, PAGE 88 OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTH 89°45'35" WEST, ALONG THE BOUNDARY OF SAID SHERWOOD FOREST P.U.D. II STAGE TWO PHASE ONE AND ALONG THE BOUNDARY OF REPLAT OF SHERWOOD FOREST P.U.D. II STAGE ONE TRACT B, AS RECORDED IN PLAT BOOK 30, AT PAGE 94, OF THE BOUNDARY OF REPLAT OF SHERWOOD FOREST P.U.D. II STAGE ONE TRACT A, AS RECORDED IN PLAT BOOK 29, AT PAGE 46, OF THE AFORESAID PUBLIC RECORDS, A DISTANCE OF 592.58 FEET TO THE NORTHEAST CORNER OF TRACT C, SHERWOOD FOREST P.U.D. II STAGE ONE AS RECORDED IN PLAT BOOK 29, AT PAGE 46, OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTH 08°56'50" EAST ALONG THE EASTERLY LINE OF SAID TRACT C, A DISTANCE OF 11.55 FEET; THENCE NORTH 51°03'10" EAST, A DISTANCE OF 105.67 FEET; THENCE SOUTH 38°56'50" EAST, A DISTANCE OF 55.50 FEET; THENCE SOUTH 42°16'09" EAST, A DISTANCE OF 169.03 FEET; THENCE NORTH 54°36'53" EAST, A DISTANCE OF 161.09 TO THE POINT OF BEGINNING.

(7) A PART OF THE NORTHEAST 1/4 SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; RUN THENCE NORTH 88°46'29" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 1100.00 FEET; THENCE SOUTH 46°13'31" EAST, 10.51 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 43°46'29" WEST, 84.97 FEET; THENCE SOUTH 32°57'46" EAST, A DISTANCE OF 24.62 FEET; THENCE SOUTH 54°06'53" EAST, A DISTANCE OF 879.36 FEET; THENCE SOUTH 13°03'28" EAST, A DISTANCE OF 867.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD (A 60 FOOT ROW), SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, AT WHICH POINT A RADIAL LINE BEARS SOUTH 04°26'50" WEST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 09°03'10", A DISTANCE 47.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 320.00 FEET; THENCE CONTINUE EASTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 17°19'14", A DISTANCE OF 96.74 FEET; THENCE NORTH 14°04'52" WEST, A DISTANCE OF 561.92 FEET; THENCE NORTH 00°13'50" WEST, A DISTANCE OF 187.94 FEET; THENCE NORTH 19°59'40" WEST, A DISTANCE OF 230.00 FEET; THENCE NORTH 62°01'29" WEST, A DISTANCE OF 657.48 FEET; THENCE NORTH 46°13'31" WEST, A DISTANCE OF 289.50 FEET TO THE POINT OF BEGINNING.

(8) PARCEL G-4

A PART OF THE NORTHEAST 1/4 OF SECTION 24 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 13, ALL IN TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24; RUN THENCE NORTH 88°46'29" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 670.87 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 36°13'31" EAST, A DISTANCE OF 319.78 FEET; THENCE NORTH 57°02'14" EAST, A DISTANCE OF 151.47 FEET; THENCE NORTH 32°57'46" WEST, A DISTANCE OF 1043.88 FEET; THENCE NORTH 57°02'14" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 32°57'46" WEST, A DISTANCE OF 214.28 FEET; THENCE SOUTH 78°03'33" WEST, A DISTANCE OF 89.37 FEET; THENCE SOUTH 18°18'48" EAST, A DISTANCE OF 321.04 FEET; THENCE SOUTH 27°12'39" EAST, A DISTANCE OF 161.04 FEET; THENCE SOUTH 36°13'31" EAST, A DISTANCE OF 210.22 FEET TO THE POINT OF BEGINNING.

(9) PARCEL G-6

A PART OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SHERWOOD VILLAS UNIT ONE, AS RECORDED IN PLAT BOOK 23, AT PAGE 90 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE DUE EAST ALONG THE BOUNDARY OF SAID SHERWOOD VILLAS UNIT ONE A DISTANCE OF 159.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET AT WHICH POINT A RADIAL LINE BEARS SOUTH 62°56'11" WEST, SAID POINT BEING ON THE BOUNDARY OF SHERWOOD VILLAS UNIT NO. TWO, AS RECORDED IN PLAT BOOK 24, AT PAGE 32, OF SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES AND DISTANCES; SOUTHERLY ALONG THE ARC OF THE LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 20°54'50" (20°54'44" PLAT), A DISTANCE OF 73.00 FEET; SOUTH 60°16'20" WEST, A DISTANCE OF 613.36 FEET; SOUTH 48°51'10" WEST, A DISTANCE OF 148.28 FEET; THENCE NORTH 41° 08'50" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 48°51'10" WEST A DISTANCE OF 248.23 FEET; THENCE NORTH 58°49'20" WEST, A DISTANCE OF 106.24 FEET; THENCE SOUTH 79°30'00" WEST, A DISTANCE OF 529.26 FEET; THENCE SOUTH 10°30'00" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD VILLAS UNIT NO TWO; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; SOUTH 79°30'00" WEST, A DISTANCE OF 134.95 FEET; SOUTH 87°58'10" WEST, A DISTANCE OF 804.62 FEET; SOUTH 02°05'35" WEST, A DISTANCE OF 305.84 FEET; SOUTH 87°04'40" EAST, A DISTANCE OF 707.50 FEET; SOUTH 75°23'20" EAST, A DISTANCE OF 155.30 FEET; SOUTH 67°52'10" EAST, A DISTANCE OF 387.80 FEET; SOUTH 80°37'40" EAST, A DISTANCE OF 401.22 FEET; THENCE SOUTH 00°54'25" EAST, A DISTANCE OF 165.93 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD ESTATES UNIT NO. 9 (AS NOW ESTABLISHED), AS RECORDED IN PLAT BOOK 21, AT PAGE 8 OF THE AFORESAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES AND DISTANCES; SOUTH 89°05'45" WEST (SOUTH 89°02'03" WEST PLAT) A DISTANCE OF 75.00 FEET; SOUTH 58°07'45" WEST (SOUTH 58°04'13" WEST PLAT), A DISTANCE OF 29.16 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD ESTATES UNIT NO. 10 (AS NOW ESTABLISHED) AS RECORDED IN PLAT BOOK 22, AT PAGE 2, OF THE AFORESAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES AND DISTANCES; NORTH 85°53'16" WEST, (NORTH 85°55'04" WEST PLAT), A DISTANCE OF 127.17 FEET; SOUTH 89°08'47" WEST (SOUTH 89°06'59 WEST PLAT), A DISTANCE OF 300.00 FEET; NORTH 28°32'46" WEST (NORTH 28°34'34" WEST PLAT) A DISTANCE OF 151.71 FEET; NORTH 16°00'50" EAST (NORTH 15°59'02" EAST PLAT), A DISTANCE OF 80.89 FEET; NORTH 05°10'34" EAST (NORTH 05°08'46" EAST PLAT), A DISTANCE OF 32.40 FEET; THENCE NORTH 05°06'06" EAST, A DISTANCE OF 484.67 FEET; THENCE NORTH 44°59'41" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 65°40'51" EAST, A DISTANCE OF 156.60 FEET; THENCE SOUTH 87°00'33" EAST, A DISTANCE OF 803.07 FEET; THENCE NORTH 89°00'55" EAST, A DISTANCE OF 642.62 FEET; THENCE NORTH 40°13'20" EAST, A DISTANCE OF 510.00 FEET; THENCE NORTH 70°58'50" EAST, A DISTANCE OF 425.00; THENCE DUE EAST A DISTANCE OF 105.06 FEET TO THE POINT OF BEGINNING.

(10) PARCEL G-7

A PART OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 26, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7 (AS NOW ESTABLISHED), AS RECORDED IN PLAT BOOK 20, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE ALONG THE BOUNDARY OF SAID SHERWOOD ESTATES UNIT NO. 7, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; SOUTH 26°10'30" EAST, A DISTANCE OF 81.97 FEET; SOUTH 19°52'39" WEST. A DISTANCE OF 183.30 FEET; SOUTH 13°00'00" WEST, A DISTANCE OF 215.84 FEET; (232.36 FEET PLAT); SOUTH 10°04'05" WEST, (SOUTH 08°04'05" WEST PLAT) A DISTANCE OF 603.70 FEET (594.65 FEET PLAT); SOUTH 56°40'30" EAST, (SOUTH 58°40'30" EAST PLAT) A DISTANCE OF 191.11 FEET (193.79 FEET PLAT); SOUTH 47°40'30" EAST (SOUTH 49°40'30" EAST PLAT) A DISTANCE OF 168.04 FEET (165.41 FEET PLAT); SOUTH 49°01'32" EAST (SOUTH 41°10'30" EAST PLAT); A DISTANCE OF 137.10 FEET (117.77 FEET PLAT); SOUTH 48°49'33" WEST, A DISTANCE OF 63.71 FEET (63.99 FEET PLAT); SOUTH

15°08'10" WEST, A DISTANCE 178.72 FEET; SOUTH 88.2°41'43" WEST, A DISTANCE OF 135.40 FEET; SOUTH 01°16'17" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD ESTATES UNIT NO. 8 (AS NOW ESTABLISHED), AS RECORDED IN PLAT BOOK 20, AT PAGE 149 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY. THE FOLLOWING FOUR (4) COURSES AND DISTANCES ; SOUTH 88°57'50" WEST, A DISTANCE OF 5.07 FEET; SOUTH 03°50'00" WEST, A DISTANCE OF 119.31 FEET; SOUTH 45°25'43" WEST (NORTH 87°28'38" WEST PLAT). A DISTANCE OF 84.68 FEET (85.02 FEET PLAT) NORTH 01°14'45" WEST, (NORTH 01°18'17" WEST PLAT) A DISTANCE OF 274.54 FEET; SOUTH 79°52'31" WEST (SOUTH 79°48'59" WEST PLAT), A DISTANCE OF 405.66 FEET, NORTH 89°48'40" WEST (NORTH 89°52'12" WEST PLAT), A DISTANCE OF 16208 FEET; SOUTH 78°47'17" WEST, (SOUTH 78°43'45" WEST PLAT) A DISTANCE OF 111.80 FEET; THENCE NORTH 00°54'25" WEST, A DISTANCE OF 80.07 FEET; THENCE NORTH 69°01'26" EAST, A DISTANCE OF 115.43 FEET; THENCE NORTH 00°54'25" A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD VILLAS UNIT NO. 2, AS RECORDED IN PLAT BOOK 24, AT PAGE 32 OF THE AFORESAID [PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES AND DISTANCES; NORTH 59°12'54" WEST, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°17'54" (58°18'02" PLAT) A DISTANCE OF 254.37 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD VILLAS UNIT NO. ONE; THENCE EASTERLY ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES AND DISTANCES; NORTH 48°40'30" EAST, A DISTANCE OF 152.91 FEET; SOUTH 58°56'00" EAST, A DISTANCE OF 197.74 FEET TO THE POINT OF BEGINNING.

(11) PARCEL G-8A

A PART OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY FLORIDA, MORE PARTICULARLY AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7, AS RECORDED IN PLAT BOOK 20, AT PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE SOUTH 41°21'35" EAST, A DISTANCE OF 286.96 FEET; THENCE SOUTH 13°29'51" WEST, A DISTANCE OF 460.03 FEET TO A REAR CORNER POINT OF LOT 6, BLOCK 7 A SHOWN ON THE AFORESAID PLAT OF SHERWOOD ESTATES UNIT NO. 7; THENCE ALONG SAID BOUNDARY OF SHERWOOD ESTATES UNIT NO. 7 (AS NOW ESTABLISHED), THE FOLLOWING 19 COURSES AND DISTANCES; SOUTH 12°20'58" WEST, A DISTANCE OF 302.86 FEET; SOUTH 07°04'56" WEST, A DISTANCE OF 100.27 FEET; SOUTH 14°00'58" WEST, A DISTANCE OF 90.00 FEET; NORTH 75°59'02" WEST, A DISTANCE OF 30.00 FEET; SOUTH 14°00'58" WEST, A DISTANCE OF 108.50; SOUTH 19°43'36" WEST, A DISTANCE OF 97.53 FEET; SOUTH 25°19'34" WEST, A DISTANCE OF 95.4 FEET (94.97 FEET PLAT); SOUTH 44°41'15" WEST (SOUTH 46°15'17" WEST PLAT); A DISTANCE OF 15.78 FEET (17.54 FEET PLAT); NORTH 65°32'40" WEST (NORTH 65°23'42" WEST PLAT) A DISTANCE OF 114.03 FEET (114.53 FEET PLAT); NORTH 63°47'39" WEST, A DISTANCE OF 60.13 FEET; SOUTH 82°30'58" WEST, A DISTANCE OF 121.10 FEET; SOUTH 48°49'33" WEST, A DISTANCE OF 9.08 FEET; NORTH 49°01'32" WEST (NORTH 36°27'05" WEST PLAT) A DISTANCE OF 140.88 FEET (113.61 FEET PLAT) NORTH 62°00'00" EAST, (NORTH 60°00'00" EAST PLAT) A DISTANCE OF 120.00 FEET; NORTH 13°20'46" WEST (NORTH 15°21'05" WEST PLAT) A DISTANCE OF 275.35 FEET (280.33 FEET PLAT); NORTH 08°30'11" EAST (NORTH 06°59'12" EAST PLAT) A DISTANCE OF 93.01 FEET (87.31 FEET PLAT); NORTH 13.00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 77°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 13°00'00" EAST, A DISTANCE OF 84.98 FEET; THENCE NORTH 62°55'23" WEST, A DISTANCE OF 20.62 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD ESTATES UNIT NO. 7; THENCE NORTH 35°21'39" EAST, ALONG SAID BOUNDARY OF SHERWOOD ESTATES UNITS NO. 7, A DISTANCE OF 74.58 FEET; THENCE SOUTH 48°01'30" EAST, A DISTANCE OF 20.11 FEET; THENCE NORTH 48°00'00" EAST, A DISTANCE OF 97.89 FEET; THENCE NORTH 42°00'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD ESTATES UNIT NO. 7; THENCE ALONG THE BOUNDARY OF SAID SHERWOOD ESTATES UNIT NO. 7; THE FOLLOWING TWO (2) COURSES AND DISTANCES; NORTH 48°00'00" EAST A DISTANCE OF 306.10 FEET; NORTH 61°32'40" EAST, A DISTANCE OF 82.74 FEET TO THE POINT OF BEGINNING.

(12) PARCEL C

A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7, AS RECORDED IN PLAT BOOK 20, AT PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE DUE NORTH ALONG THE BOUNDARY OF SAID SHERWOOD ESTATES UNIT NO. 7, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LONDOWNTOWN ROAD (A 60 FOOT ROW); THENCE DUE EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 330.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'00" A DISTANCE OF 56.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 380.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°39'22", A DISTANCE OF 176.90 FEET; THENCE SOUTH 19°59'40" EAST, A DISTANCE OF 291.11 FEET, THENCE SOUTH 70°00'20" WEST, A DISTANCE OF 237.19 FEET; THENCE NORTH 19°59'40" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 70°00'20" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 41°21'35" WEST, A DISTANCE OF 286.96 FEET TO THE POINT OF BEGINNING.

AND THE FOLLOWING DESCRIBED PARCELS.

(13) A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SE 1/4 OF SECTION 13, AND THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT A-2 AS SHOWN ON THE PLAT OF SHERWOOD FOREST PUD STAGE TWO PHASE ONE, AS RECORDED IN PLAT BOOK 31, PAGE 88, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S88°46'29"W, ALONG THE NORTH LINE OF SAID TRACT A-2 A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER THEREOF, THENCE S23°46'29"W ALONG THE WEST LINE OF SAID TRACT A-2 AND ALONG THE WEST LINE OF TRACT OF A-1 AS SHOWN ON THE REPLAT OF SHERWOOD FOREST PUD II STAGE ONE TRACT B, AS RECORDED IN PLAT BOOK 30 PAGE 94, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 470.00 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT A-1 AND A CORNER OF PARCEL B AS DESCRIBED IN OFFICIAL RECORDS BOOK 5495, PAGE 1440 OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARIES OF SAID PARCEL B, THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE N08°10'42"E, 590.70 FEET THENCE N00°16'19"E, 568.68 FEET, THENCE N78°03'33"E 70.43 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF PARCEL G-4 AS DESCRIBED IN THE AFORESAID OFFICIAL RECORDS BOOK 5495 PAGE 1440, THENCE ALONG THE BOUNDARIES OF SAID PARCEL G-4 THE FOLLOWING TWO (2) COURSES AND DISTANCES THENCE S18°18'48"E, 621.04 FEET THENCE S27°12'39"E, 161.04 FEET TO THE POINT OF BEGINNING.

AND

(14) A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13, THENCE N00°56'18"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13 A DISTANCE OF 920.79 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET AND TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY OF HAMMOCK TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 917 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 644.65 FEET AND TO WHICH POINT A RADIAL LINE BEARS S37°46'02"E THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°54'23", 201.47 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2676, PAGE 0012 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA THENCE ALONG THE BOUNDARIES OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES AND DISTANCES THENCE S54°21'29"E, 247.45 FEET, THENCE S32°57'46"E 82.36 FEET, THENCE S78°03'33"W, 123.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED THENCE N77°42'41"W, 180.00 FEET, THENCE

S83°32'24"W, 76.00 FEET, THENCE S40°24'42"W, 16.00 FEET, THENCE N89°03'23"E, 25.55 FEET, THENCE N78°03'33"E 79.66 FEET TO THE POINT OF BEGINNING.

AND

(15) PART OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5423, PAGE 1760, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING PART OF THE SE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SE 1/4 OF SECTION 13; THENCE N88°46'29"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 13, 870.37 FEET TO THE WESTERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5423, PAGE 1760; THENCE N32°57'46"W, ALONG SAID WESTERLY LINE 569.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG SAID WESTERLY LINE N32°57'46"W, 260.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE N57°02'14"E, ALONG THE NORTHERLY LINE OF SAID LAND 49.00 FEET; THENCE S22°17'25"E, 264.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

(16) PART OF PARCEL G-3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5495, PAGE 1440, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 24 EAST, BREVARD COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 24; RUN THENCE N88°26'29" (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NE 1/4, A DISTANCE OF 1100.00 FEET; THENCE S46°13'31"E, 100.51 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED AND THE NORTHERN MOST CORNER OF SAID PARCEL G-3; THENCE S43°46'29"W, 84.79 FEET; THENCE S32°57'46"E, A DISTANCE OF 24.62 FEET; THENCE S54°06'53"E, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL G-3 ALSO BEING THE NORTHEASTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5423 PAGE 1760 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 11.14 FEET; THENCE N43°46'29"E, 89.09 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL G-3; THENCE N46°46'31"W, ALONG SAID NORTHEASTERLY LINE 35.00 FEET TO THE POINT OF BEGINNING.

AND

(17) PART OF PARCEL G-4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5495, PAGE 1440, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 24; RUN THENCE N88°46'29"E (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NE 1/4 A DISTANCE OF 870.37 FEET TO THE EASTERLY LINE OF SAID PARCEL G-4; THENCE S32°57'46"E, ALONG SAID EASTERLY LINE 164.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S32°57'46"E, ALONG SAID EASTERLY LINE 50.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL G-4; THENCE S57°02'14"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL G-4, 50.00 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 50.00 FEET FROM WHICH A RADIAL LINE BEARS N32°57'46"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID THROUGH A CENTRAL OF 90°00'00", A DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING.

AND

(18) A PART OF THE E 1/4 OF SECTION 13, TOWNSHIP 21 S, RANGE 34 E, BREVARD COUNTY, FLORIDA, ALSO BEING PART OF PARCEL G-4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5495,



PAGE 1440, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SE 1/4 OF SAID SECTION 13; THENCE N88°46'29"E, ALONG THE SOUTH LINE OF SAID SECTION 13, 870.37 FEET TO THE EASTERLY LINE OF SAID PARCEL G-4; THENCE N32°57'46"W, ALONG SAID EASTERLY LINE, 829.55 FEET; THENCE N57°02'14"E, ALONG THE SOUTHERLY BOUNDARY OF PARCEL G-4, 49.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N32°57'46"W, PARALLEL TO SAID EASTERLY LINE OF PARCEL G-4, 224.27 FEET TO THE NORTHERLY LINE THEREOF; THENCE N78°03'33"E ALONG SAID NORTHERLY LINE, 27.85 FEET TO THE NORTHERN MOST CORNER OF SAID PARCEL G-4, 26.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT (PER OFFICIAL RECORDS BOOK 3692 PAGE 1934)

(19) A TEN FOOT WIDE EASEMENT FOR INGRESS, EGRESS, PRIVATE AND PUBLIC UTILITY PURPOSES LYING FIVE FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: A PART OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT C, SHERWOOD FOREST P.U.D. II STAGE ONE AS RECORDED IN PLAT BOOK 29, AT PAGE 40, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 08°56'50" EAST, ALONG THE EAST BOUNDARY LINE OF SAID TRACT C, A DISTANCE OF 5.76 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT HEREIN DESCRIBED; THENCE SOUTH 51°03'10" WEST, A DISTANCE OF 156.97 FEET; THENCE NORTH 77°01'12" WEST, A DISTANCE OF 159.86 FEET; THENCE SOUTH 85°17'13" WEST, A DISTANCE OF 113.40 FEET TO THE POINT OF TERMINATION/ LESS THAT PORTION LYING WITHIN TRACT C, SHERWOOD FOREST P.U.D. II STAGE ONE PLAT BOOK 29, PAGE 40, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND EASEMENT (PER OFFICIAL RECORDS BOOK 3080 PAGE 4680)

(20) A TEN (10 FOOT) WIDE EASEMENT FOR INGRESS, EGRESS, PRIVATE AND PUBLIC UTILITY PURPOSES LYING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF THE SE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA; RUN THENCE N00°56'37"W, ALONG THE WEST LINE OF THE AFORESAID SE 1/4 OF SECTION 13, A DISTANCE OF 898.60 FEET; THENCE N89°03'23"E, A DISTANCE OF 223.63 FEET; THENCE S00°16'19"W, A DISTANCE OF 5.12 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT HEREIN DESCRIBED; THENCE N78°03'54"E, A DISTANCE OF 72.08 FEET TO THE POINT OF TERMINATION OF THE CENTERLINE OF THE EASEMENT.

AND EASEMENT (PER OFFICIAL RECORDS BOOK 3692 PAGE 1938)

(21) A TEN (10 FOOT) WIDE EASEMENT FOR INGRESS, EGRESS, PRIVATE AND PUBLIC UTILITY PURPOSES LYING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF THE SE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SHERWOOD ESTATES UNIT NO. 9, AS RECORDED IN PLAT BOOK 21, AT PAGE 89, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE ALONG THE BOUNDARY OF SAID SHERWOOD ESTATES NO. 9 THE FOLLOWING TWO (2) COURSES AND DISTANCES: N58°07'45"E (N58°04'13"E PLAT), A DISTANCE OF 29.16 FEET; N89°05'35"E (N89°02'03"E PLAT), A DISTANCE OF 75.00 FEET; THENCE N00°54'25"W, A DISTANCE OF 75.07 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT HEREIN DESCRIBED; THENCE N89°05'35"E, A DISTANCE OF 75.00 FEET TO THE POINT OF TERMINATION OF THE CENTERLINE OF EASEMENT.

AND

(22) PARCEL A:

A PARCEL OF LAND LYING IN THE SE 1/4 PF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF LOT 3, BLOCK 6, OF SHERWOOD ESTATES, UNIT NO. 6, AS RECORDED IN PLAT BOOK 19, PAGE 118, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD, AND RUN N00°59'02"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 131.51 FEET TO THE POINT OF CURVATURE OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°01'37", AN ARC DISTANCE OF 35.38 FEET; THENCE RUN S89°00'58"W, 268.67 FEET; THENCE TURN S01°49'22"E, 156.90 FEET TO A POINT ON THE NORTH LINE OF LOT 4, BLOCK 6, OF SAID SHERWOOD ESTATES UNIT NO. 6; THENCE TURN N89°00'58"E ALONG THE SAID NORTH LINE OF LOT 4, BLOCK 6, A DISTANCE OF 117.0 FEET TO THE NE CORNER OF SAID LOT 4; THENCE TURN S00°59'02"E ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 10.0 FEET TO THE NW CORNER OF THE AFORESAID LOT 3, BLOCK 6, OF SHERWOOD ESTATES UNIT NO. 6; THENCE RUN N89°00'58"E, ALONG THE NORTH LINE OF SAID LOT 3, DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING.

(23) PARCEL B:

A PART OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF LOT 1, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7, AS RECORDED IN PLAT BOOK 20, PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ON A BEARING OF SOUTH, ALONG THE EAST LINE OF SAID LOT 1, 120.00 FEET TO THE SE CORNER THEREOF; THENCE S41°21'35"E, 286.96 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE S13°29'51"W 46003 FEET TO THE MOST REAR CORNER OF LOT 6, BLOCK 7 AS SHOWN ON THE AFOREMENTIONED PLAT OF SHERWOOD ESTATES UNIT NO. 7; THENCE ALONG THE BOUNDARIES OF SAID PLAT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE N48°22'12"E, 135.37 FEET; THENCE N89°00'58"E, 300.00 FEET; THENCE S85°16'24"E, 100.50 FEET; THENCE N89°00'58"E, 119.00 FEET; THENCE S00°59'02"E, 40.00 FEET TO THE NW CORNER OF FLINTSHIRE WAY AS SHOWN ON THE PLAT OF SHERWOOD ESTATES UNIT NO. 6, AS RECORDED IN PLAT BOOK 19, PAGE 118, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N89°00'58"E ALONG THE NORTH LINE OF SAID PLAT, 73.07 FEET TO THE SW CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1859, PAGE 834, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N01°46'41"W, ALONG THE WEST LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF 233.05 FEET; THENCE S88°13'19"W 240.44 FEET; THENCE N01°46'41"W 176.16 FEET; THENCE S70°00'20"W, 90.00 FEET; THENCE N19°59'40"W 110.00 FEET; THENCE S70°00'00"W, 225.00 FEET TO THE POINT OF BEGINNING.

(24) PARCEL C

A PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF LOT 1, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7, AS RECORDED IN PLAT BOOK 20, PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE DUE NORTH ALONG THE BOUNDARY OF SAID SHERWOOD STATES UNIT NO 7, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LONDON ROAD (A 60 FOOT ROW); THENCE DUE EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 330.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 240.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'00", A DISTANCE OF 56.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 380.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF

26°39'22", A DISTANCE OF 176.90 FEET; THENCE S19°59'40"E, A DISTANCE OF 291.11 FEET; THENCE S01°46'41"E, A DISTANCE OF 176.16 FEET; THENCE N88°13'19"E, A DISTANCE OF 240.44 FEET; THENCE N01°46'41"W, A DISTANCE OF 151.58 FEET; THENCE N19°59'40"W A DISTANCE OF 98.50 FEET; THENCE S70°00'20"W, A DISTANCE OF 43.50 FEET; THENCE S19°59'40"E, A DISTANCE OF 17.26 FEET TO THE POINT OF A CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 94.44 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'36" A DISTANCE OF 31.33 FEET; THENCE S88°41'13"W, A DISTANCE OF 149.95 FEET TO THE POINT OF BEGINNING.

PARCEL D:

(25) PARCEL 1:

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 733, LESS AND EXCEPT OFFICIAL RECORDS BOOK 1418, PAGE 990 AND OFFICIAL RECORDS BOOK 1603, PAGE 374, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

(26) PARCEL 2:

A PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD AND THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD, RUN THENCE S19°59'40"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET; THENCE S70°00'20"W, 300.00 FEET; THENCE N19°59'40"W, 291.11 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°50'38", A DISTANCE OF 124.98 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'20", A DISTANCE OF 31.43 FEET TO THE POINT OF TANGENCY; N70°00'20"E, 144.51 FEET TO THE POINT OF BEGINNING.

(27) PARCEL 3:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF LOT 3, BLOCK 6, SHERWOOD FOREST ESTATES UNIT NO. 6, AS RECORDED IN PLAT BOOK 19, PAGE 118, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD (A 70' RIGHT OF WAY); THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°59'02"W, 131.97 FEET (131.51' DEED) TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'01", A DISTANCE OF 206.83 FEET TO THE POINT OF BEGINNING OF THE LANDS DESCRIBED HEREIN, THENCE CONTINUE NORTHERLY ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; CONTINUE ALONG THE ARC OF THE AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 7°09'37" A DISTANCE OF 124.97 FEET TO THE POINT OF TANGENCY; N19°59'40"W, 109.72 FEET (S1°49'22"E DEED), 57.23 FEET. THENCE N89°00'58"E, 250.24 FEET TO THE POINT OF BEGINNING.

(33-A)(34-B)

TRACTS A AND B, EAGLE POINT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND OLD REPUBLIC TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1297851, DATED JULY 26, 2022.3

(28) PARCEL 1:

TRACT R1 OF SHERWOOD VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5514, PAGE 341, AS AMENDED IN O.R. BOOK 5665, PAGE 7850 AND O.R. BOOK 5832, PAGE 2315, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

(29) PARCEL 2:

TRACT R2 OF SHERWOOD VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5514, PAGE 341, AS AMENDED IN O.R. BOOK 5665, PAGE 7850 AND O.R. BOOK 5832, PAGE 2315, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

(3) PARCEL 3:

A PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

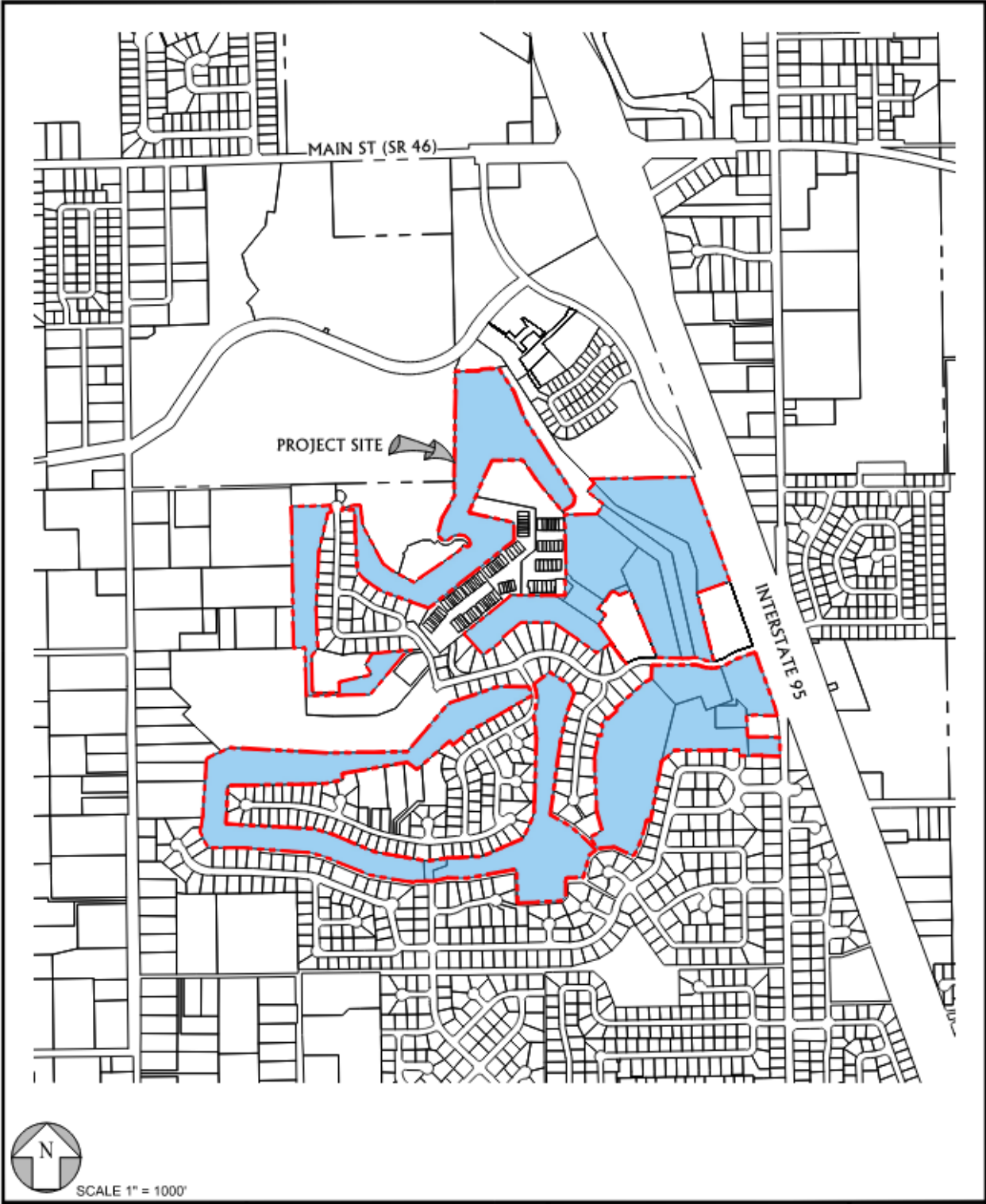
BEGINNING AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 24, RUN THENCE N88°44'52"E ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 24, A DISTANCE OF 613.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD; THENCE S19°59'40"E ALONG SAID RIGHT OF WAY LINE, 895.11 FEET; THENCE S70°00'20"W, 286.00 FEET; THENCE N00°13'50"W, 187.94 FEET; THENCE N19°59'40"W, 230.00 FEET; THENCE N62°00'18"W, 658.43 FEET; THENCE N49°15'08"W, 300.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF SECTION 24; THENCE N88°44'52"E ALONG SAID LINE 227.28 FEET TO THE POINT OF BEGINNING.

(31) PARCEL 4:

TRACT B, SHERWOOD VILLAS, SHERWOOD FOREST P.U.D. II, STAGE 2, PHASE 2 AND STAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 67 THROUGH 70, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

(32) PARCEL 5:

TRACT C, SHERWOOD VILLAS, SHERWOOD FOREST P.U.D. II STAGE 2, PHASE 2 AND STAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 67 THROUGH 70, ALL INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



(LOCATION EXHIBIT)

**PROJECT HISTORY:**

Zoning:	AU, EU-2, GU, SR, RU-2-10, RU-2-15, PUD
Land use:	Residential 4 & Residential 15
Total land area:	136.46 ± acres
	Land Use Residential 4 – 38.86 ± acres Land Use Residential 15 – 97.60 ± acres
Number of units:	None
Gross density:	N/A
Road ROW:	0.00 acres
Golf course:	132.53 ± acres
Clubhouse (& Parking):	3.93 ± acres
Stormwater Area:	9.73 ± acres *
Wetlands:	9.87 ± acres *

Note (\*): Existing stormwater and wetlands are part of the existing golf course acreage.

**Waivers applied for:**

Sec. 62-1446. PUD-Land Use Regulations; Sub-Section (d) Minimum lot area, frontage, and setbacks; accessory uses; Paragraph (1) – to reduce the required 5,000 sf minimum lot area to 4,000 sf.

Sec. 62-1446. PUD-Land Use Regulations; Sub-Section (d) Minimum lot area, frontage, and setbacks; accessory uses; Paragraph (3) – to reduce the rear setback from 20 feet to 10 feet for Pod III.

Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (1) – to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with 10-foot easements on each side for Pod III.

Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (1) – to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with a 5-foot easement on each side for Pods I and IV.

Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (3) – to reduce the minimum 100-foot setback of the cul-de-sac right-of-way to the plat boundary to 15 feet with the inclusion of a 6' high wall and landscaping in one (1) location (Pod III).

Sec. 62-2883. General design requirements and standards.; Sub-Section (d) – to replace the required 15' perimeter buffer tract with a 15' perimeter buffer easement, or 10' perimeter easement where adjacent to an existing drainage easement, and allow it to be disturbed for grading, landscape, and buffer improvements, including but not limited to walls, fences, retention slopes, walking paths, and utilities (Pod III).

Sec. 62-3206. Parking and Loading Requirements; Sub-Section (c); Paragraph (13) – to remove the requirement for one level of parking under a building that would exceed 45' in height for Pod V.

**II. PROPOSED PRELIMINARY DEVELOPMENT PLAN**

Zoning:	PUD
Land use:	Residential 4 & Residential 15
Total land area:	136.46 ± acres
	Residential 4 – 29.37 ± acres Residential 15 – 107.09 ± acres
Number of units:	595 units (187 Single-Family, 408 Multi-Family)
Gross density:	4.36 units/acre
Road ROW:	8.02 ± acres
Residential use:	30.37 ± acres
Stormwater area:	62.88 ± acres
Wetlands:	7.86 ± acres
Clubhouse:	3.61 ± acres
Common usable open space required:	19.57 ± acres
Single-family (10%)	3.16 ± acres
Single-family attached (25%)	6.28 ± acres
Multi-family (25%)	10.13 ± acres
Common usable open space provided:	61.96 ± acres
Lakes with observation deck, walking trail and bench:	55.95 ± acres
Improved open space:	6.01 ± acres
Passive open space provided:	26.51 ± acres
Buffer/open space/conservation:	88.47 ± acres



### **III. OPEN SPACE AND AREA CALCULATIONS**

<b>PHASE</b>	<b>POD</b>	<b>AREA</b>	<b>RESIDENTIAL UNIT TYPE</b>	<b>OPEN SPACE REQUIRED</b>	<b>PASSIVE O.S. PROVIDED</b>	<b>ACTIVE O.S. PROVIDED</b>
1	1	28.28 ac.	SINGLE-FAMILY TOWNHOMES	7.07 ac.	7.67 ac.	3.61 ac.
2	2	39.21 ac.	N/A	0.00 ac.	5.95 ac.	33.27 ac.
3	3	31.63 ac.	SINGLE-FAMILY DETACHED	3.16 ac.	5.06 ac.	18.75 ac.
4	4	25.12 ac.	SINGLE-FAMILY ATTACHED VILLAS	6.28 ac.	7.83 ac.	3.27 ac.
5	5	12.23 ac.	MULTI-FAMILY APARTMENTS	3.06 ac.	0.00 ac.*	3.06 ac. *
<b>TOTAL</b>	<b>1-5</b>	<b>136.46 ac.</b>		<b>19.48 ac.</b>	<b>26.51 ac.</b>	<b>61.96 ac.</b>

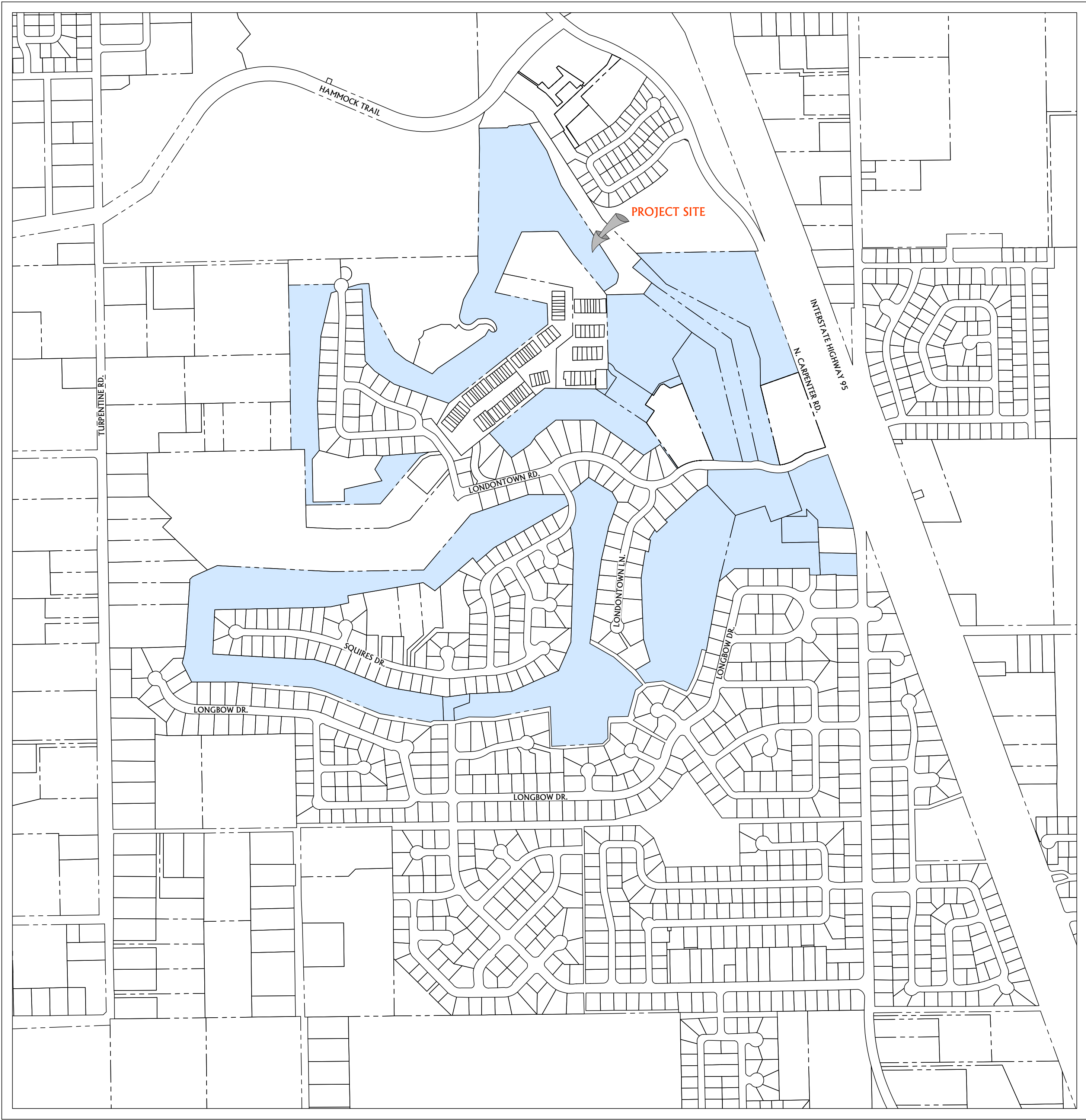
**\* Note: Pod 5 open space requirements are provided within Pods 1 and 2, but shall be met as part of the Site Plan submittal process for the development of the 12.23 ac. and one hundred and seventy-eight (178) apartment units if not already accounted for elsewhere within the PUD due to Pod 5 being constructed before others where the active open space it provided.**

**(Project Exhibits)**

# SHERWOOD GOLF CLUB PUD

S 24, T 21S, R 34E  
S 13, T 21S, R 34E  
BREVARD COUNTY, FLORIDA

MARCH 2023  
REVISED: MARCH 2024  
REVISED: JULY 2024



## APPLICANT



## ENGINEER

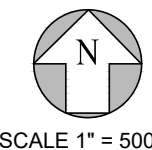


CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL  
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MELBOURNE, FL 32935  
PH: (321) 253-1510  
VERO BEACH, FL - PH: (772) 569-0035  
FT. PIERCE, FL - PH: (772) 468-9055

## SURVEYOR

KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
PHONE: (321) 676-0427

LIST OF WAIVERS	CODE SECTION	PROPOSED CRITERIA
• 62-1446(d)(1)	4,000 SF (SINGLE-FAMILY DETACHED)	4,000 SF (SINGLE-FAMILY DETACHED)
• 62-1446(d)(3)	10 FEET	10 FEET
• 62-1446(i)	8-FT SIDEWALKS WHERE SINGLE-SIDED	8-FT SIDEWALKS WHERE SINGLE-SIDED
• 62-2956(a)(1)	30 FEET WITH TWO (2) 5 FT EASEMENT (EACH SIDE)	30 FEET WITH TWO (2) 5 FT EASEMENT (EACH SIDE)
• 62-2956(a)(1)	30 FEET WITH TWO (2) 10 FT EASEMENT (EACH SIDE)	30 FEET WITH TWO (2) 10 FT EASEMENT (EACH SIDE)
• 62-2956(a)(3)	15 FEET WITH 6-FOOT WALL	15 FEET WITH 6-FOOT WALL
• 62-2883(d)	15 FT PERIMETER EASEMENT	15 FT PERIMETER EASEMENT
• 62-3206(c)(13)	NO UNDERSTORY PARKING	NO UNDERSTORY PARKING





LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1260451-A1, DATED APRIL 22, 2002.

(1) PARCEL A-14 DRIVING RANGE  
A PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD, RUN THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE FOLLOWING FIVE (5) COURSES AND DISTANCES, SOUTH 70°00'20" WEST, 144.51 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, 70.89 FEET TO THE POINT OF TANGENCY, WEST, 75.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, THENCE NORTH 13°34'54" WEST, 78.74 FEET, THENCE NORTH 54°09'30" WEST, 225.00 FEET, THENCE SOUTH 38°51'30" WEST, 126.15 FEET, THENCE SOUTH 02°00'20" WEST, 786.19 FEET TO A POINT ON THE FOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD, THENCE EAST ALONG SAID RIGHT OF WAY LINE, 215.00 FEET TO THE POINT OF BEGINNING.

(2) PARCEL A-21 2ND DRIVING RANGE  
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CARPENTER ROAD (A 66 FOOT WIDE RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD (A 60 FOOT WIDE RIGHT OF WAY LINE) ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES, THENCE SOUTH 70°00'20" WEST, 144.51 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 210.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°00'20", A DISTANCE OF 44.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 320.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°30'00", A DISTANCE OF 254.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°30'00", 70.89 FEET TO THE POINT OF TANGENCY, THENCE ON A BEARING OF WEST, 58.07 FEET TO THE POINT OF BEGINNING, THENCE ON A BEARING OF WEST, 35.83 FEET, THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD, ON A BEARING OF NORTH 13°03'28" WEST, 796.59 FEET, THENCE SOUTH 54°05'53" EAST, 53.29 FEET, THENCE SOUTH 13°03'28" EAST, 764.52 FEET TO THE POINT OF BEGINNING.

(3) PARCEL 102  
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, THENCE NORTH 88°46'29" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 870.37 FEET, THENCE SOUTH 32°57'46" EAST, 214.32 FEET, THENCE SOUTH 57°02'14" WEST, 151.47 FEET TO A POINT LYING ON THE EAST BOUNDARY LINE OF SHERWOOD FOREST P.U.D., II STAGE TWO, PHASE ONE AS RECORDED IN PLAT BOOK 31, PAGE 88, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARIES OF SAID PLAT, THE FOLLOWING TWO COURSES, THENCE SOUTH 36°13'31" EAST, 30.00 FEET, THENCE NORTH 88°46'29" EAST, 260.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE SOUTH 54°05'53" EAST, 690.01 FEET, THENCE SOUTH 13°03'28" EAST, 786.60 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF LONDONTOWN ROAD AS SHOWN ON THE PLAT OF SHERWOOD ESTATES UNIT NO. 7, AS RECORDED IN THE PLAT BOOK 20, PAGE 86, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF LONDONTOWN ROAD THE FOLLOWING TWO COURSES AND DISTANCES, THENCE EAST 66.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 04°26'50", 23.29 FEET, THENCE NORTH 13°03'28" WEST, 887.26 FEET, THENCE NORTH 54°05'53" WEST, 703.07 FEET, THENCE SOUTH 35°53'07" WEST, 115.00 FEET TO THE POINT OF BEGINNING.

(4) PARCEL A  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, THENCE NORTH 88°46'22" EAST ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 364.95 FEET, THENCE SOUTH 02°21'27" EAST, 137.73 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET AN TO WHICH POINT A RADIAL LINE BEARS NORTH 02°21'27" WEST, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'07", A DISTANCE OF 66.32 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE CONTINUE SOUTHEASTERLY, ALONG THE ARC OF THE AFORESAID CURVE, THROUGH A CENTRAL ANGLE OF 62°11'16", 54.27 FEET, THENCE SOUTH 71°45'29" WEST, 41.62 FEET, THENCE SOUTH 13°25'19" WEST, 311.07 FEET, THENCE SOUTH 02°51'58" WEST, 471.47 FEET, THENCE SOUTH 02°06'07" EAST, 328.99 FEET, THENCE SOUTH 38°34'50" WEST, 78.80 FEET, THENCE SOUTH 01°13'45" EAST, 300.00 FEET, THENCE NORTH 89°00'56" EAST, 219.35 FEET, THENCE NORTH 00°50'50" WEST, 86.88 FEET, THENCE NORTH 17°26'21" EAST, 270.54 FEET, THENCE NORTH 13°14'42" WEST, 34.82 FEET, THENCE NORTH 38°15'04" EAST, 108.89 FEET, THENCE NORTH 86°17'13" EAST, 324.23 FEET, THENCE SOUTH 63°32'29" WEST, 65.83 FEET, THENCE SOUTH 40°13'20" WEST, 435.42 FEET, THENCE NORTH 89°00'56" WEST, 521.23 FEET TO A POINT LYING ON THE BOUNDARY OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2586, PAGE 275 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARIES OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES AND DISTANCES, THENCE NORTH 01°13'45" WEST, 390.05 FEET, THENCE SOUTH 88°46'15" WEST, 92.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, THENCE NORTH 01°02'18" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 1151.41, THENCE NORTH 88°46'22" EAST, 320.49 FEET TO THE POINT OF BEGINNING.

(5) PARCEL B  
A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 24, AND THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, THENCE NORTH 88°46'29" EAST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 364.95 FEET, THENCE SOUTH 02°21'27" EAST, 137.73 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 02°21'27" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°19'43", A DISTANCE OF 68.30 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE NORTH 88°46'22" EAST, 145.15 FEET, THENCE SOUTH 06°10'44" EAST, 166.88 FEET, THENCE SOUTH 27°44'22" EAST, 351.26 FEET, THENCE SOUTH 52°04'06" EAST, 99.75 FEET, THENCE SOUTH 62°18'20" EAST, 207.19 FEET, THENCE NORTH 45°24'19" EAST, 55.98 FEET, THENCE NORTH 55°57'19" EAST, 219.18 FEET, THENCE NORTH 54°27'29" EAST, 193.46 FEET, THENCE NORTH 45°13'38" EAST, 51.91 FEET, THENCE NORTH 45°19'11" EAST, 17.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 145°02'27", 63.32 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 81.97 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°35'27", 12.03 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 84°58'35" WEST, 45.67 FEET, THENCE SOUTH 00°38'47" WEST, 42.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 58.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 143°21'58", 145.13 FEET TO THE POINT OF TANGENCY, THENCE NORTH 14°00'45" EAST, 101.37 FEET, THENCE NORTH 28°35'52" EAST, 217.01 FEET, THENCE NORTH 01°20'25" WEST, 115.40 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, THENCE NORTH 05°07'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE 888.51 FEET TO A POINT LYING ON THE NORTH LINE OF PARCEL G-5 AS RECORDED IN OFFICIAL RECORDS BOOK 3080, PAGE 4652, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARIES OF SAID PLAT AND THE REPLAT OF SHERWOOD FOREST P.U.D., II STAGE ONE, TRACT A, AS RECORDED IN PLAT BOOK 29, PAGE 44, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARIES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES AND DISTANCES, THENCE SOUTH 78°13'31" WEST, THENCE SOUTH 04°40'46" EAST, 137.37 FEET, THENCE SOUTH 51°03'10" WEST, 900.00 FEET, THENCE NORTH 70°35'59" WEST, 405.87 FEET, THENCE NORTH 56°00'42" WEST, 162.26 FEET, THENCE NORTH 43°47'40" WEST, 96.88 FEET, THENCE NORTH 02°48'21" WEST, 205.89 FEET, THENCE NORTH 02°19'01" WEST, 303.16 FEET, THENCE SOUTH 81°32'58" WEST, 111.06 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 44°10'04" EAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°55'40", 52.30 FEET TO THE POINT OF BEGINNING.

(6) PARCEL G-2  
A PART OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 9, SHERWOOD VILLAS UNIT ONE, AS RECORDED IN PLAT BOOK 23, PAGE 90, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID SHERWOOD VILLAS UNIT ONE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NORTH 32°47'45" EAST, A DISTANCE OF 61.47 FEET, THENCE NORTH 51°03'10" EAST, A DISTANCE OF 184.71 FEET, NORTH 89°45'35" EAST, A DISTANCE OF 263.38 FEET, SOUTH 56°15'15" EAST, A DISTANCE OF 427.79 FEET, THENCE NORTH 55°00'00" EAST, A DISTANCE OF 137.20 FEET, THENCE SOUTH 35°00'00" EAST, A DISTANCE OF 215.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD (A 60 FOOT ROW), SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AT WHICH POINT A RADIAL LINE BEARS SOUTH 36°54'33" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'33" A DISTANCE OF 10.00 FEET, THENCE NORTH 35°00'00" WEST, ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 388.22 FEET, THENCE NORTH 56°15'15" WEST, A DISTANCE OF 425.48 FEET TO THE SOUTHEAST CORNER OF SHERWOOD FOREST P.U.D., II STAGE TWO PHASE ONE, AS RECORDED IN PLAT BOOK 31, PAGE 88 OF THE AFORESAID PUBLIC RECORDS, THENCE SOUTH 89°45'35" WEST, ALONG THE BOUNDARY OF SAID SHERWOOD FOREST P.U.D., II STAGE TWO PHASE ONE AND ALONG THE BOUNDARY OF REPLAT OF SHERWOOD FOREST P.U.D., II STAGE ONE, TRACT A, AS RECORDED IN PLAT BOOK 29, AT PAGE 46, OF THE AFORESAID PUBLIC RECORDS, A DISTANCE OF 582.58 FEET TO THE NORTHEAST CORNER OF TRACT C, SHERWOOD FOREST P.U.D., II STAGE ONE, AS RECORDED IN PLAT BOOK 29, AT PAGE 46, OF THE AFORESAID PUBLIC RECORDS, THENCE SOUTH 88°06'50" EAST ALONG THE EASTERLY LINE OF SAID TRACT C, A DISTANCE OF 11.86 FEET, THENCE NORTH 51°03'10" EAST, A DISTANCE OF 105.67 FEET, THENCE SOUTH 38°56'50" EAST, A DISTANCE OF 55.50 FEET, THENCE SOUTH 42°16'09" EAST, A DISTANCE OF 169.03 FEET, THENCE NORTH 54°36'53" EAST, A DISTANCE OF 161.09 TO THE POINT OF BEGINNING.

(7) A PART OF THE NORTHEAST 1/4 SECTION OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24, RUN THENCE NORTH 88°46'29" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 870.37 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE SOUTH 34°56'29" WEST, 84.97 FEET, THENCE NORTH 32°57'46" EAST, A DISTANCE OF 24.62 FEET, THENCE SOUTH 54°05'53" EAST, A DISTANCE OF 879.36 FEET, THENCE SOUTH 13°03'28" WEST, A DISTANCE OF 66.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD (A 60 FOOT ROW), SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, AT WHICH POINT A RADIAL LINE BEARS SOUTH 04°26'50" WEST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 09°03'10", A DISTANCE OF 47.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 320.00 FEET, THENCE CONTINUE EASTERLY ALONG THE ARC OF THE LAST MENTIONED CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 17°19'14", A DISTANCE OF 96.74 FEET, THENCE NORTH 14°04'52" WEST, A DISTANCE OF 561.92 FEET, THENCE NORTH 00°13'50" WEST, A DISTANCE OF 187.94 FEET, THENCE NORTH 18°59'40" WEST, A DISTANCE OF 230.00 FEET, THENCE NORTH 02°00'20" WEST, A DISTANCE OF 657.48 FEET, THENCE NORTH 46°13'31" WEST, A DISTANCE OF 289.50 FEET TO THE POINT OF BEGINNING.

(8) PARCEL G-4  
A PART OF THE NORTHEAST 1/4 OF SECTION 24 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 13, ALL IN TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN THENCE NORTH 88°46'29" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 870.37 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, THENCE SOUTH 36°13'31" EAST, A DISTANCE OF 319.78 FEET, THENCE NORTH 57°02'14" EAST, A DISTANCE OF 151.47 FEET, THENCE NORTH 32°57'46" WEST, A DISTANCE OF 1043.88 FEET, THENCE NORTH 57°02'14" EAST, A DISTANCE OF 15.00 FEET, THENCE NORTH 32°57'46" WEST, A DISTANCE OF 114.26 FEET, THENCE NORTH 57°03'33" WEST, A DISTANCE OF 49.37 FEET, THENCE SOUTH 18°18'48" EAST, A DISTANCE OF 321.04 FEET, THENCE SOUTH 27°12'39" EAST, A DISTANCE OF 161.04 FEET, THENCE SOUTH 36°13'31" EAST, A DISTANCE OF 210.22 FEET TO THE POINT OF BEGINNING.

(9) PARCEL G-6  
A PART OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF SHERWOOD VILLAS UNIT ONE, AS RECORDED IN PLAT BOOK 23, AT PAGE 90 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN THENCE DUE EAST ALONG THE BOUNDARY OF SAID SHERWOOD VILLAS UNIT ONE A DISTANCE OF 159.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET AT WHICH POINT A RADIAL LINE BEARS SOUTH 62°56'11" WEST, SAID POINT BEING ON THE BOUNDARY OF SHERWOOD VILLAS UNIT NO. TWO, AS RECORDED IN PLAT BOOK 24, AT PAGE 32, OF SAID PUBLIC RECORDS, THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES AND DISTANCES, SOUTHERLY ALONG THE ARC OF THE LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 20°54'50" (20°54'54" PLAT), A DISTANCE OF 73.00 FEET, SOUTH 00°16'20" WEST, A DISTANCE OF 818.36 FEET, SOUTH 48°51'10" WEST, A DISTANCE OF 148.38 FEET, THENCE NORTH 41°08'50" WEST, A DISTANCE OF 40.40 FEET, THENCE SOUTH 48°51'10" WEST A DISTANCE OF 248.23 FEET, THENCE NORTH 58°49'20" WEST, A DISTANCE OF 106.24 FEET, THENCE SOUTH 79°30'00" WEST, A DISTANCE OF 529.26 FEET, THENCE SOUTH 01°30'00" EAST, A DISTANCE OF 55.50 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD VILLAS UNIT NO TWO, THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, SOUTH 79°30'00" WEST, A DISTANCE OF 134.95 FEET, SOUTH 87°58'10" WEST, A DISTANCE OF 804.62 FEET, SOUTH 02°05'35" WEST, A DISTANCE OF 305.84 FEET, SOUTH 87°04'40" EAST, A DISTANCE OF 70.70 FEET, SOUTH 73°23'20" EAST, A DISTANCE OF 155.30 FEET, SOUTH 87°52'10" EAST, A DISTANCE OF 39.80 FEET, SOUTH 89°37'40" EAST, A DISTANCE OF 401.22 FEET, THENCE SOUTH 00°54'25" EAST, A DISTANCE OF 165.83 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD ESTATES UNIT NO. 9 (AS NOW ESTABLISHED), AS RECORDED IN PLAT BOOK 21, AT PAGE 8 OF THE AFORESAID PUBLIC RECORDS, THENCE WESTERLY ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSE AND DISTANCES, SOUTH 89°05'45" WEST, SOUTH 89°02'03" WEST A DISTANCE OF 75.00 FEET, SOUTH 88°07'45" WEST (SOUTH 58°04'13" WEST PLAT), A DISTANCE OF 28.16 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD ESTATES UNIT NO. 10 (AS NOW ESTABLISHED) AS RECORDED IN PLAT BOOK 22, AT PAGE 2, OF THE AFORESAID PUBLIC RECORDS, THENCE WESTERLY ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NORTH 85°53'16" WEST, (NORTH 85°55'04" WEST PLAT), A DISTANCE OF 127.17 FEET, SOUTH 88°08'47" WEST (SOUTH 88°08'58" WEST PLAT), A DISTANCE OF 300.00 FEET, NORTH 28°32'46" WEST (NORTH 28°34'34" WEST PLAT) A DISTANCE OF 151.71 FEET, NORTH 16°00'50" EAST (NORTH 15°59'02" EAST PLAT), A DISTANCE OF 60.89 FEET, NORTH 05°10'34" EAST (NORTH 05°08'46" EAST PLAT), A DISTANCE OF 32.40 FEET, THENCE NORTH 05°09'00" EAST, A DISTANCE OF 484.67 FEET, THENCE NORTH 05°59'41" EAST, A DISTANCE OF 50.00 FEET, THENCE NORTH 65°40'51" EAST, A DISTANCE OF 156.60 FEET, THENCE NORTH 87°00'33" EAST, A DISTANCE OF 863.07 FEET, THENCE NORTH 89°00'55" EAST, A DISTANCE OF 462.62 FEET, THENCE NORTH 40°13'20" EAST, A DISTANCE OF 510.00 FEET, THENCE NORTH 70°58'50" EAST A DISTANCE OF 425.00, THENCE DUE EAST A DISTANCE OF 105.06 FEET TO THE POINT OF BEGINNING.

(10) PARCEL G-7  
A PART OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE MOST WESTERLY CORNER OF LOT 26, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7 (AS NOW ESTABLISHED), AS RECORDED IN PLAT BOOK 20, PAGE 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN THENCE ALONG THE BOUNDARY OF SAID SHERWOOD ESTATES UNIT NO. 7, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, SOUTH 26°10'30" EAST, A DISTANCE OF 81.97 FEET, SOUTH 19°52'39" WEST, A DISTANCE OF 183.30 FEET, SOUTH 13°00'00" WEST, A DISTANCE OF 215.84 FEET, (232.36 FEET PLAT), SOUTH 00°04'05" WEST, (SOUTH 08°04'05" WEST PLAT) A DISTANCE OF 603.70 FEET (594.65 FEET PLAT), SOUTH 56°40'20" EAST, (SOUTH 56°40'30" EAST PLAT) A DISTANCE OF 191.11 FEET (193.79 FEET PLAT), SOUTH 47°03'07" EAST (SOUTH 49°40'30" EAST PLAT), A DISTANCE OF 168.04 FEET (165.41 FEET PLAT), SOUTH 49°01'32" EAST (SOUTH 41°10'30" EAST PLAT), A DISTANCE OF 137.10 FEET (117.77 FEET PLAT), SOUTH 48°49'33" WEST, A DISTANCE OF 63.71 FEET (63.99 FEET PLAT), SOUTH 15°08'10" WEST, A DISTANCE 178.72 FEET, SOUTH 88°24'14" WEST, A DISTANCE OF 136.40 FEET, SOUTH 10°18'17" EAST, A DISTANCE OF 170.00 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD ESTATES UNIT NO. 8 (AS NOW ESTABLISHED), AS RECORDED IN PLAT BOOK 20, AT PAGE 149 OF THE AFORESAID PUBLIC RECORDS, THENCE ALONG SAID BOUNDARY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, SOUTH 88°57'50" WEST, A DISTANCE OF 5.07 FEET, SOUTH 03°50'50" WEST, A DISTANCE OF 119.31 FEET, SOUTH 45°29'43" WEST (NORTH 87°26'38" WEST PLAT), A DISTANCE OF 164.88 FEET (65.02 FEET PLAT), NORTH 01°14'45" WEST, (NORTH 01°14'57" WEST PLAT) A DISTANCE OF 274.54 FEET, SOUTH 79°52'31" WEST (SOUTH 79°48'59" WEST PLAT), A DISTANCE OF 405.86 FEET, NORTH 88°49'40" WEST (NORTH 88°52'12" WEST PLAT), A DISTANCE OF 16208 FEET, SOUTH 78°47'17" WEST, (SOUTH 78°43'45" WEST PLAT) A DISTANCE OF 111.80 FEET, THENCE NORTH 00°54'25" WEST, A DISTANCE OF 80.07 FEET, THENCE NORTH 89°01'28" EAST, A DISTANCE OF 115.43 FEET, THENCE NORTH 00°54'25" A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF SHERWOOD VILLAS UNIT NO. 2, AS RECORDED IN PLAT BOOK 24, AT PAGE 32 OF THE AFORESAID (PUBLIC RECORDS, THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 59°12'34" WEST, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°17'54" (88°18'02" PLAT) A DISTANCE OF 254.37 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD VILLAS UNIT NO. ONE, THENCE EASTERLY ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES AND DISTANCES, NORTH 48°40'30" EAST, A DISTANCE OF 152.91 FEET, SOUTH 58°56'00" EAST, A DISTANCE OF 197.74 FEET TO THE POINT OF BEGINNING.

(11) PARCEL G-8A  
A PART OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY FLORIDA, MORE PARTICULARLY AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7, AS RECORDED IN PLAT BOOK 20, AT PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 41°21'35" EAST, A DISTANCE OF 286.95 FEET, THENCE NORTH 13°25'19" WEST, A DISTANCE OF 480.03 FEET TO A NEAR CORNER POINT OF LOT 5, BLOCK 7, AS SHOWN ON THE AFORESAID PLAT OF SHERWOOD ESTATES UNIT NO. 7, THENCE, ALONG SAID BOUNDARY OF SHERWOOD ESTATES UNIT NO. 7 (AS NOW ESTABLISHED), THE FOLLOWING 19 COURSES AND DISTANCES, SOUTH 12°20'58" WEST, A DISTANCE OF 302.86 FEET, SOUTH 07°04'58" WEST, A DISTANCE OF 100.27 FEET, SOUTH 14°00'58" WEST, A DISTANCE OF 90.00 FEET, NORTH 17°56'58" WEST, A DISTANCE OF 108.50 FEET, SOUTH 10°52'38" WEST, A DISTANCE OF 97.53 FEET, SOUTH 25°19'34" WEST, A DISTANCE OF 95.4 FEET (94.97 FEET PLAT), SOUTH 44°11'51" WEST (SOUTH 46°19'17" WEST PLAT), A DISTANCE OF 15.78 FEET (17.54 FEET PLAT), NORTH 65°32'40" WEST (NORTH 65°28'23" WEST PLAT) A DISTANCE OF 114.03 FEET (114.53 FEET PLAT), NORTH 38°07'39" WEST, A DISTANCE OF 60.13 FEET, SOUTH 08°03'08" WEST, A DISTANCE OF 121.10 FEET, SOUTH 48°49'33" WEST, A DISTANCE OF 5.08 FEET, NORTH 48°01'32" WEST (NORTH 38°52'20" WEST PLAT) A DISTANCE OF 140.88 FEET (116.81 FEET PLAT), NORTH 62°00'00" EAST, (NORTH 60°00'00" EAST PLAT) A DISTANCE OF 120.00 FEET, NORTH 19°20'48" WEST (NORTH 15°21'05" WEST PLAT) A DISTANCE OF 275.35 FEET (280.33 FEET PLAT), NORTH 00°30'11" EAST (NORTH 10°59'12" EAST PLAT) A DISTANCE OF 81.01 FEET (87.31 FEET PLAT), THENCE NORTH 13°00'00" EAST, A DISTANCE OF 100.00 FEET, THENCE SOUTH 77°00'00" EAST, A DISTANCE OF 20.00 FEET, THENCE NORTH 13°00'00" EAST, A DISTANCE OF 84.98 FEET, THENCE NORTH 62°55'23" WEST, A DISTANCE OF 20.62 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD ESTATES UNIT NO. 7, THENCE NORTH 35°21'59" EAST, ALONG SAID BOUNDARY OF SHERWOOD ESTATES UNITS NO. 7, A DISTANCE OF 74.58 FEET, THENCE NORTH 02°00'11" EAST, A DISTANCE OF 17.45 FEET, THENCE NORTH 40°00'00" EAST, A DISTANCE OF 97.89 FEET, THENCE NORTH 42°00'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE AFORESAID BOUNDARY OF SHERWOOD ESTATES UNIT NO. 7, THENCE ALONG THE BOUNDARY OF SAID SHERWOOD ESTATES UNIT NO. 7, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NORTH 00°00'00" EAST A DISTANCE OF 306.10 FEET, NORTH 61°32'40" EAST, A DISTANCE OF 82.74 FEET TO THE POINT OF BEGINNING.

(12) PARCEL C  
A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, SHERWOOD ESTATES UNIT NO. 7, AS RECORDED IN PLAT BOOK 20, AT PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN THENCE DUE NORTH ALONG THE BOUNDARY OF SAID SHERWOOD ESTATES UNIT NO. 7, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LONDONTOWN ROAD (A 60 FOOT ROW), THENCE DUE EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 330.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'00", A DISTANCE OF 55.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 380.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°39'22", A DISTANCE OF 176.90 FEET, THENCE SOUTH 12°59'40" EAST, A DISTANCE OF 291.11 FEET, THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 237.19 FEET, THENCE NORTH 19°59'40" WEST, A DISTANCE OF 110.00 FEET, THENCE SOUTH 70°00'20" WEST, A DISTANCE OF 225.00 FEET, THENCE NORTH 41°21'35" WEST, A DISTANCE OF 286.96 FEET TO THE POINT OF BEGINNING.

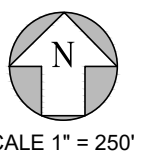
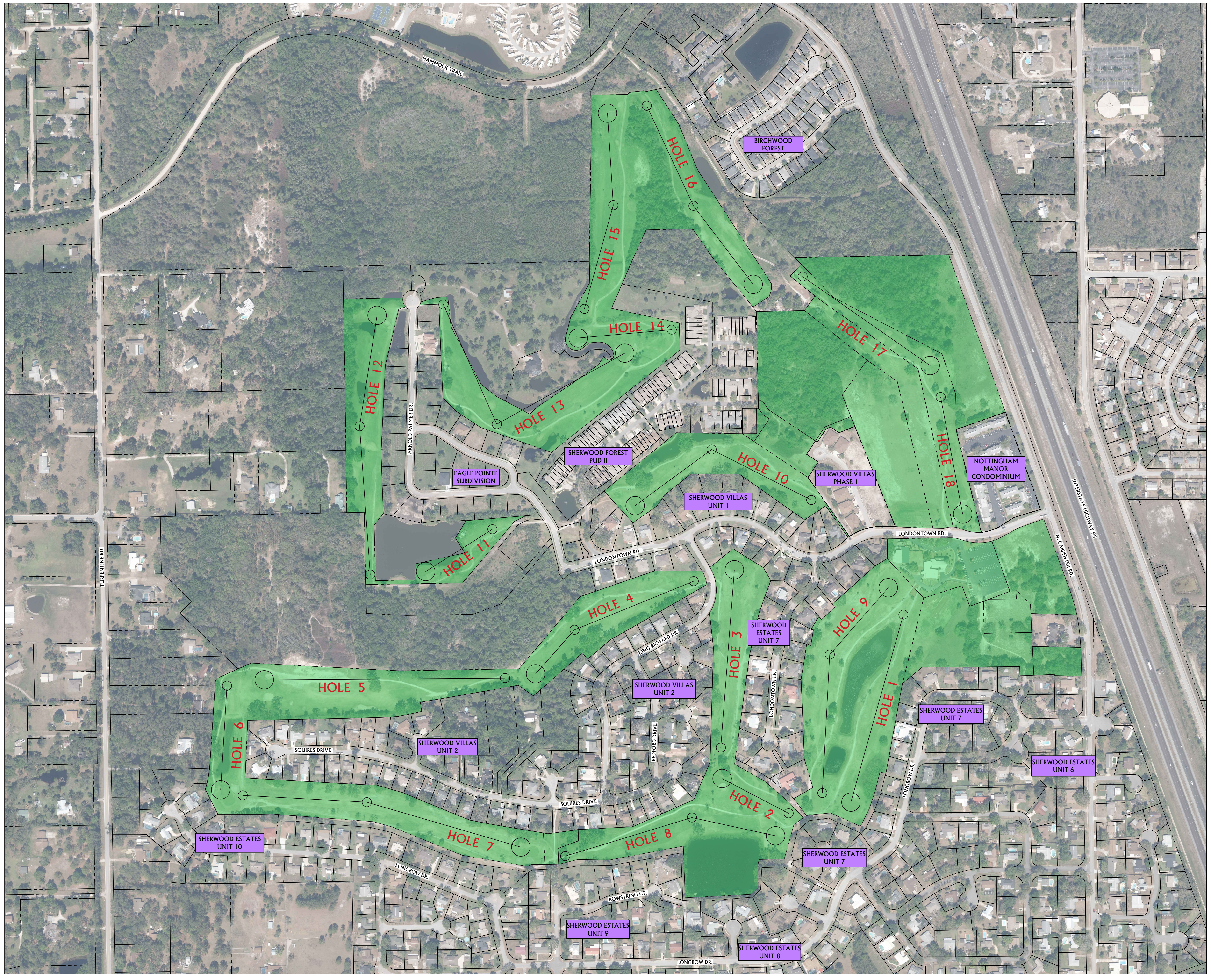
AND THE FOLLOWING DESCRIBED PARCELS.

(13) A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SE 1/4 OF SECTION 13, AND THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT A AS SHOWN ON THE PLAT OF SHERWOOD FOREST PUD STAGE TWO PHASE ONE, AS RECORDED IN PLAT BOOK 31, PAGE 88, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S88°46'29"W ALONG THE NORTH LINE OF SAID TRACT A-2 A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER THEREOF, THENCE N01°04'11"W ALONG THE BOUNDARY OF SAID TRACT A-2 AND ALONG THE WEST LINE OF TRACT A-1, 111.00 FEET, SHOWN ON THE REPLAT OF SHERWOOD FOREST PUD II STAGE ONE, TRACT B, AS RECORDED IN PLAT BOOK 30, PAGE 94, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 470.00 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT A-1 AND B CORNER OF PARCEL B DESCRIBED IN OFFICIAL RECORDS BOOK 5495, PAGE 1440 OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID PARCEL B, THE FOLLOWING TWO (2) COURSES AND DISTANCES, THENCE N08°10'42"E, 590.70 FEET THENCE N00°16'19"E, 568.68 FEET, THENCE N78°03'03"E 70.43 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF PARCEL G-4 AS DESCRIBED IN THE AFORESAID OFFICIAL RECORDS BOOK 5495, PAGE 1440, THENCE ALONG THE BOUNDARIES OF SAID PARCEL G-4, THE FOLLOWING TWO (2) COURSES AND DISTANCES THENCE S88°18'48"E, 621.04 FEET THENCE S27°12'39"E, 161.04 FEET TO THE POINT OF BEGINNING.

AND

(14) A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13, THENCE N00°56'18"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13 A DISTANCE OF 920.78 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET AND TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY OF HAMMOCK TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 917 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 64.65 FEET AND TO WHICH POINT A RADIAL LINE BEARS S37°46'02"E THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°54'23", 201.47 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, THENCE CONTINUE NORTHERLY ALONG THE BOUNDARIES OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES AND DISTANCES THENCE S54°21'29"E, 247.45 FEET, THENCE S32°57'46"E, 82.36 FEET, THENCE S78°03'33"W, 123.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED THENCE N77°42'41"W, 180.00 FEET, THENCE S83°32





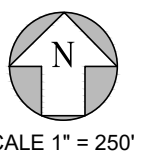
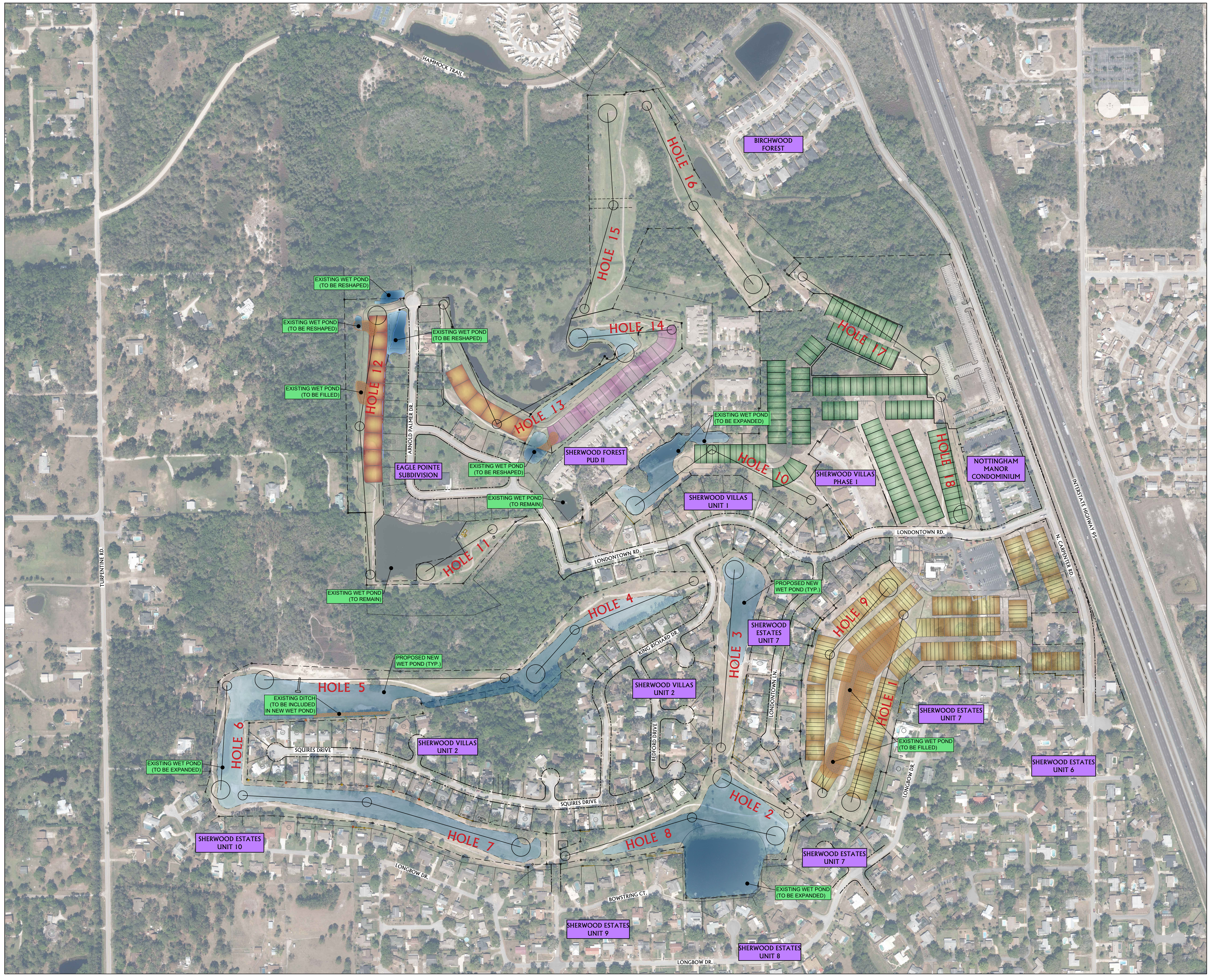
**SHERWOOD GOLF CLUB PUD**  
ADJACENT DEVELOPMENTS & GOLF COURSE  
HOLE LOCATIONS MAP  
July 17, 2024

**MBV**  
ENGINEERING, INC.  
MOYA BOWLES VILLAMIZAR & ASSOCIATES

Civil • Structural • Surveying • Environmental  
1250 W. EAU GALIE BLVD, SUITE 11  
MELBOURNE, FLORIDA 32935  
P: 321-253-1510 F: 321-253-8011  
ALSO WITH OFFICES IN:  
VERO: 772-569-0035, FT. PIERCE: 772-468-0055, PALM CITY: 772-426-9059







**SHERWOOD GOLF CLUB PUD**  
EXISTING & PROPOSED PONDS EXHIBIT

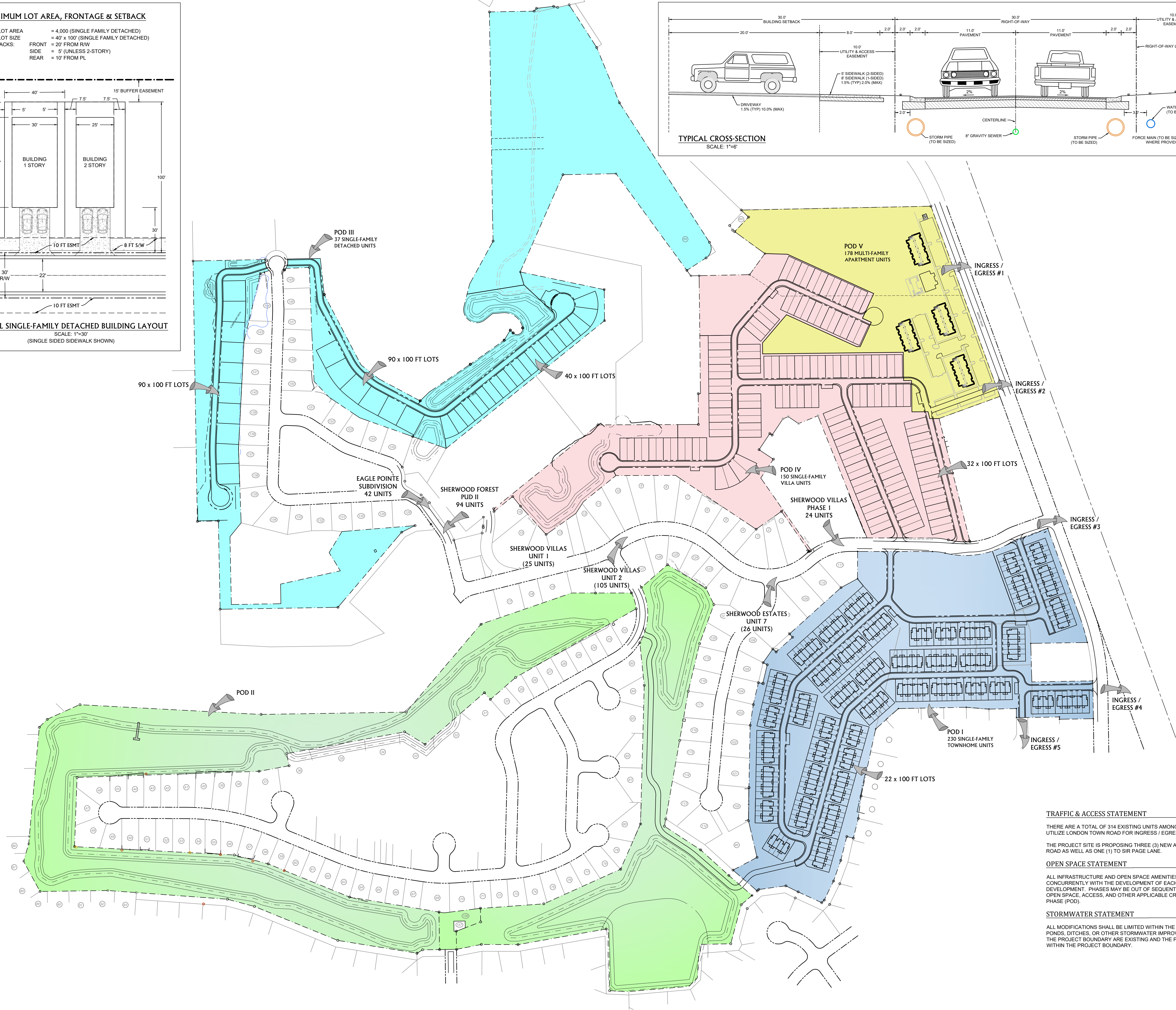
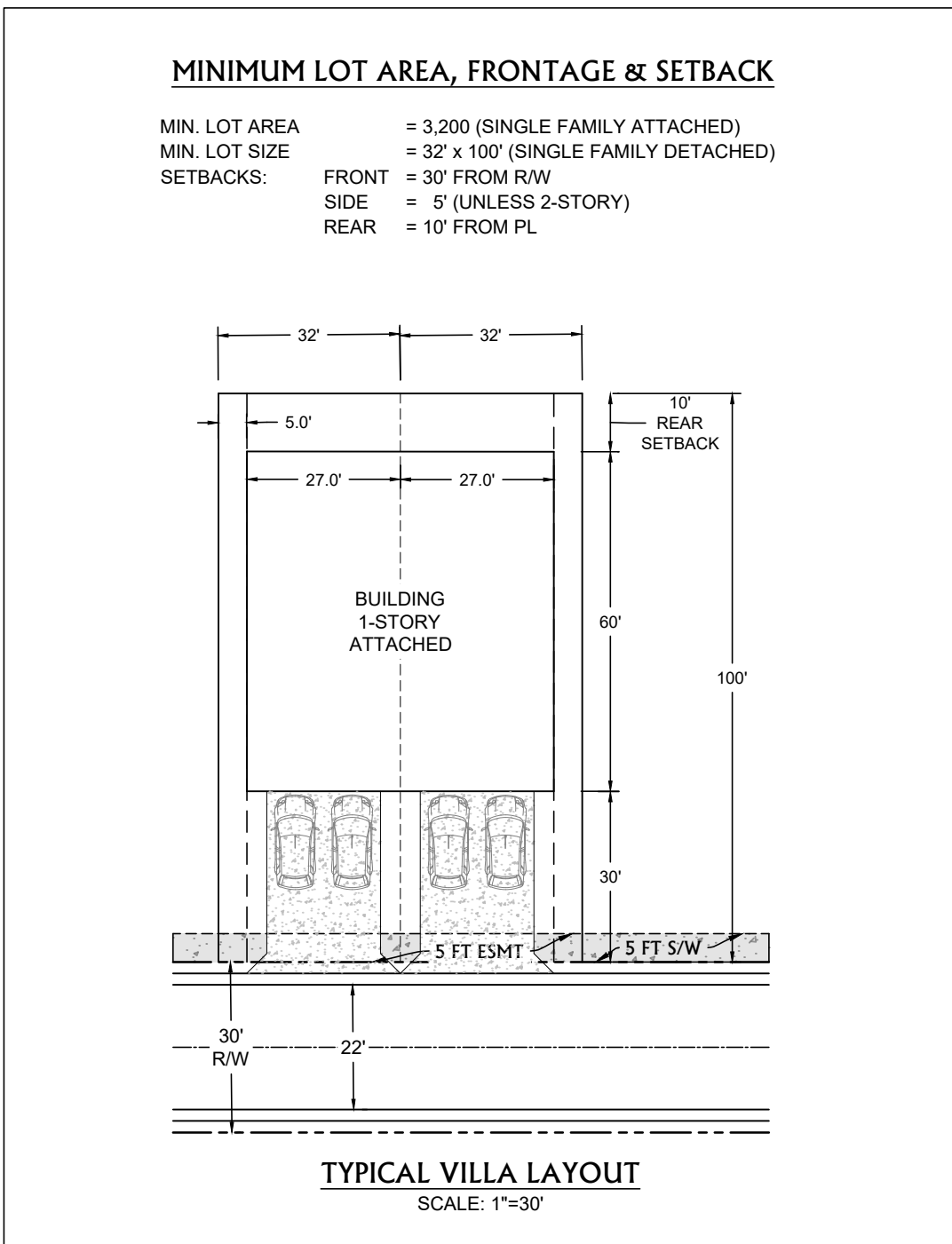
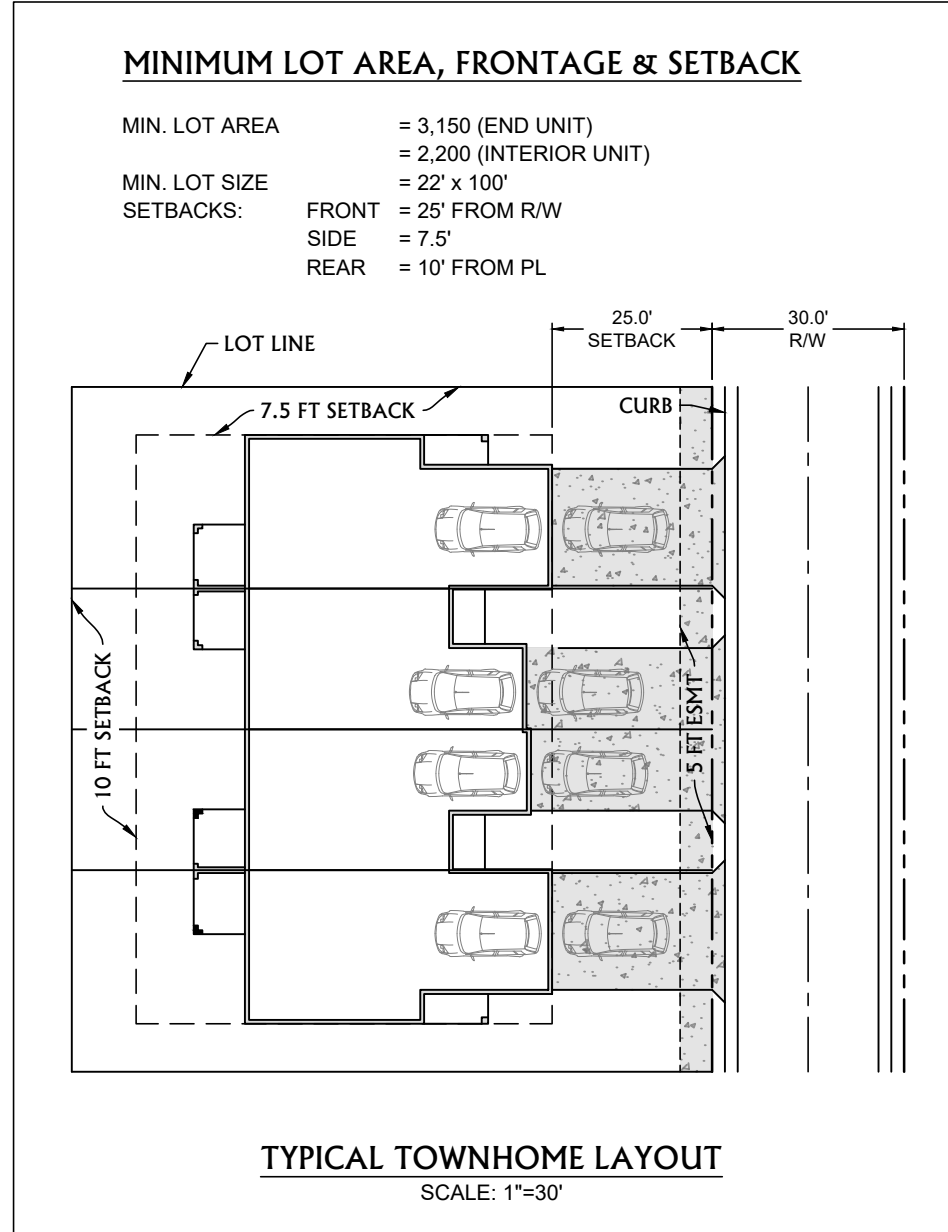
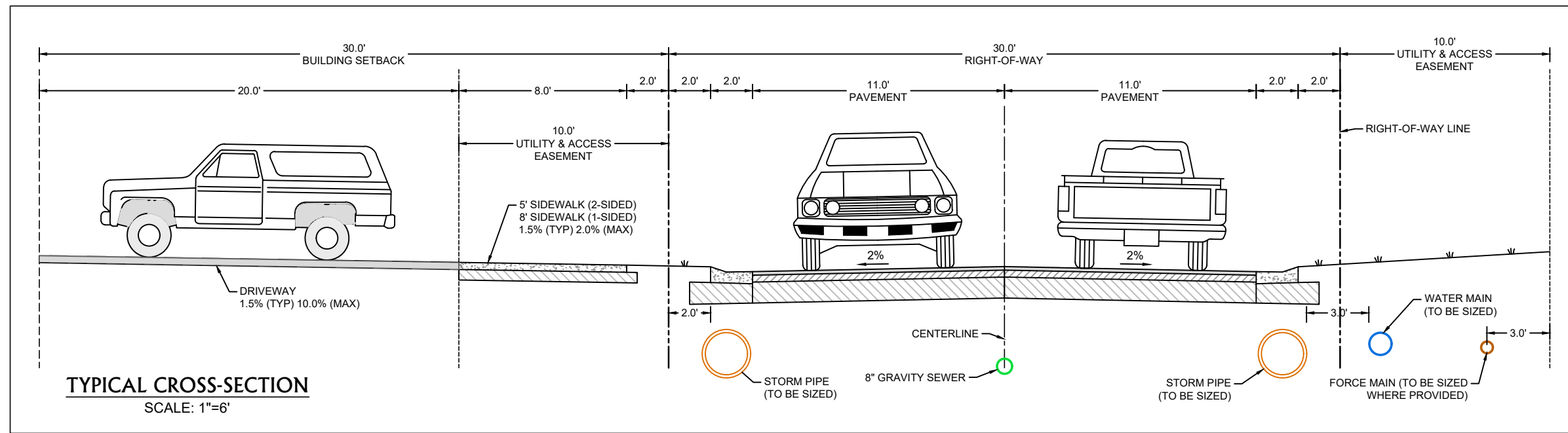
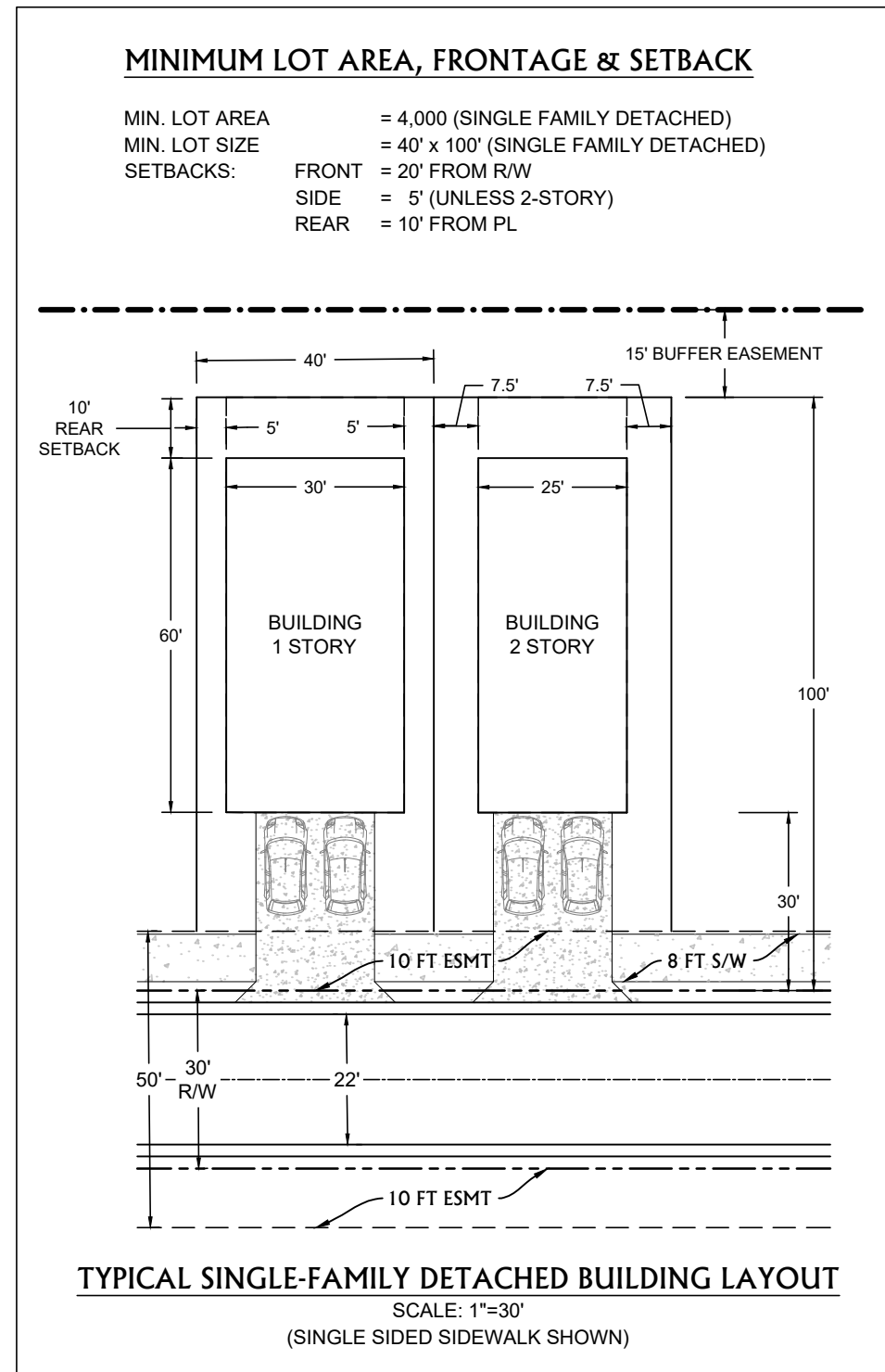
July 17, 2024

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ALSO WITH OFFICES IN:  
VERO: 772-569-0035, FT. PIERCE: 772-468-0055, PALM CITY: 772-426-9059







**TRAFFIC & ACCESS STATEMENT**

THERE ARE A TOTAL OF 314 EXISTING UNITS AMONGST 5 DEVELOPMENTS THAT UTILIZE LONDON TOWN ROAD FOR INGRESS / EGRESS.

THE PROJECT SITE IS PROPOSING THREE (3) NEW ACCESSES TO CARPENTER ROAD AS WELL AS ONE (1) TO SIR PAGE LANE.

**OPEN SPACE STATEMENT**

ALL INFRASTRUCTURE AND OPEN SPACE AMENITIES MUST BE PROVIDED CONCURRENTLY WITH THE DEVELOPMENT OF EACH PHASE (POD) OF DEVELOPMENT. PHASES MAY BE OUT OF SEQUENTIAL ORDER SUCH THAT THE OPEN SPACE, ACCESS, AND OTHER APPLICABLE CRITERIA ARE MET FOR EACH PHASE (POD).

**STORMWATER STATEMENT**

ALL MODIFICATIONS SHALL BE LIMITED WITHIN THE PROJECT BOUNDARIES. PONDS, DITCHES, OR OTHER STORMWATER IMPROVEMENTS DEPICTED OUTSIDE THE PROJECT BOUNDARY ARE EXISTING AND THE PORTION BEING MODIFIED IS WITHIN THE PROJECT BOUNDARY.

**POD DATA**

TOTAL SITE: ±136.47 AC

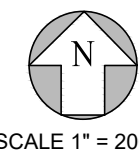
POD 1: ±28.28 AC  
ROAD R/W: 3.45 AC  
RESIDENTIAL: 13.54 AC  
OPEN SPACE: 11.29 AC

POD 2: ±39.21 AC  
STORMWATER: 22.10 AC  
OPEN SPACE: 17.12 AC

POD 3: ±31.63 AC  
ROAD R/W: 2.42 AC  
RESIDENTIAL: 5.40 AC  
STORMWATER: 1.67 AC  
OPEN SPACE: 22.15 AC

POD 4: ±25.12 AC  
ROAD R/W: 2.81 AC  
RESIDENTIAL: 11.21 AC  
STORMWATER: 1.74 AC  
OPEN SPACE: 9.36 AC

POD 5: ±12.23 AC



**SHERWOOD GOLF CLUB PUD**

SITE DIVISION EXHIBIT

July 18, 2024



Civil • Structural • Surveying • Environmental  
1250 W. EAU GALIE BLVD, SUITE 11  
MELBOURNE, FLORIDA 32955  
P: 321-253-1510 F: 321-253-9011  
ALSO WITH OFFICES IN:  
VERO: 772-569-0035 FT PIERCE: 772-468-0055 PALM CITY: 772-426-9959



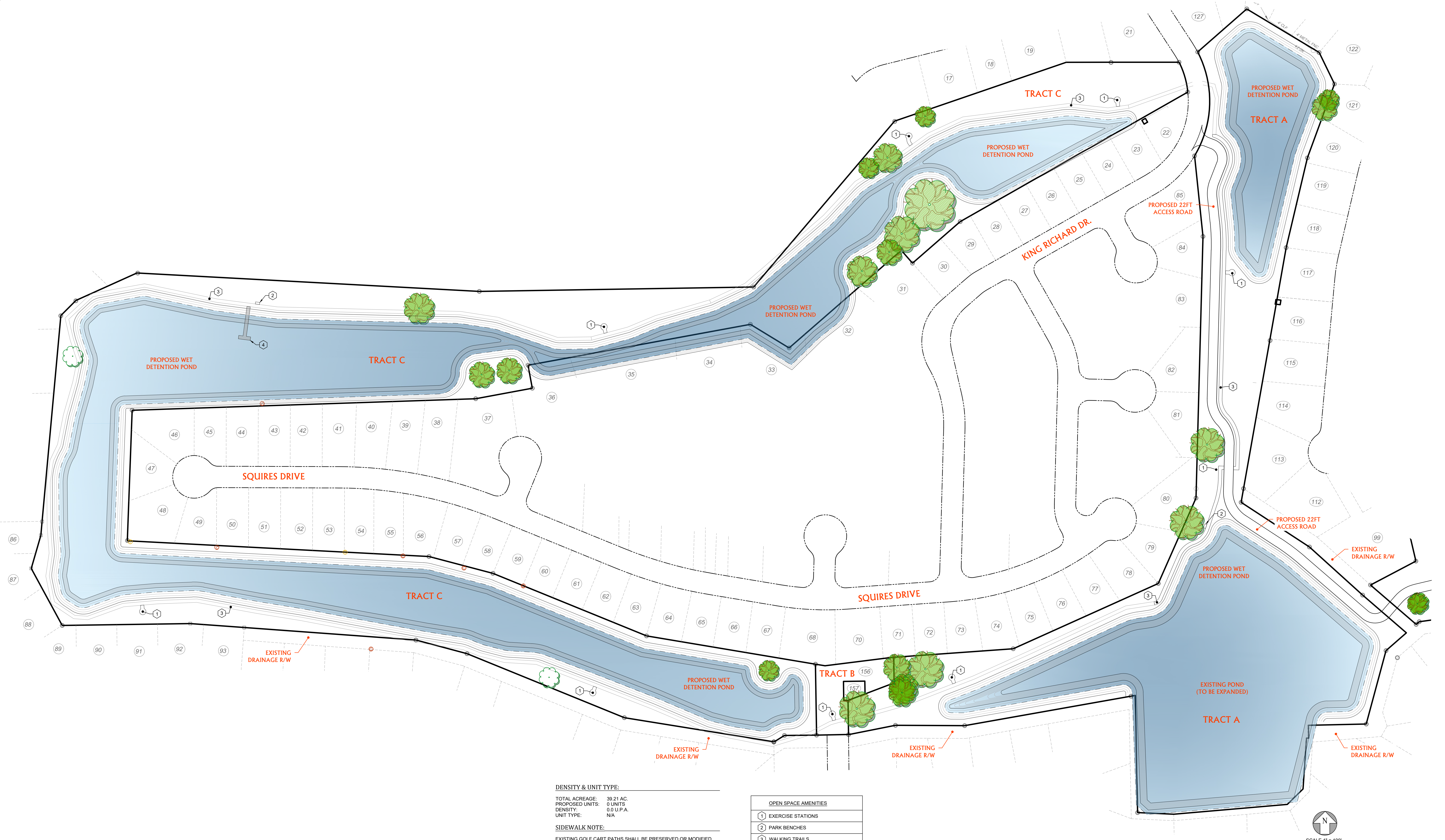


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DENSITY & UNIT TYPE:

TOTAL ACREAGE: 39.21 AC.  
PROPOSED UNITS: 0 UNITS  
DENSITY: 0.0 U.P.A.  
UNIT TYPE: N/A

SIDEWALK NOTE:

EXISTING GOLF CART PATHS SHALL BE PRESERVED OR MODIFIED.

POD II DATA

TOTAL AREA: 39.21 AC

OPEN SPACE	MAINTENANCE ENTITY
TRACT "A"	H.O.A.
TRACT "B"	H.O.A.
TRACT "C"	H.O.A.

OPEN SPACE AMENITIES

- 1 EXERCISE STATIONS
- 2 PARK BENCHES
- 3 WALKING TRAILS
- 4 OBSERVATION PIER

OWNER / APPLICANT  
BALLARENA GROUP CORP  
4750 W. COMMERCIAL BLVD.  
TAMARAC, FL 33319

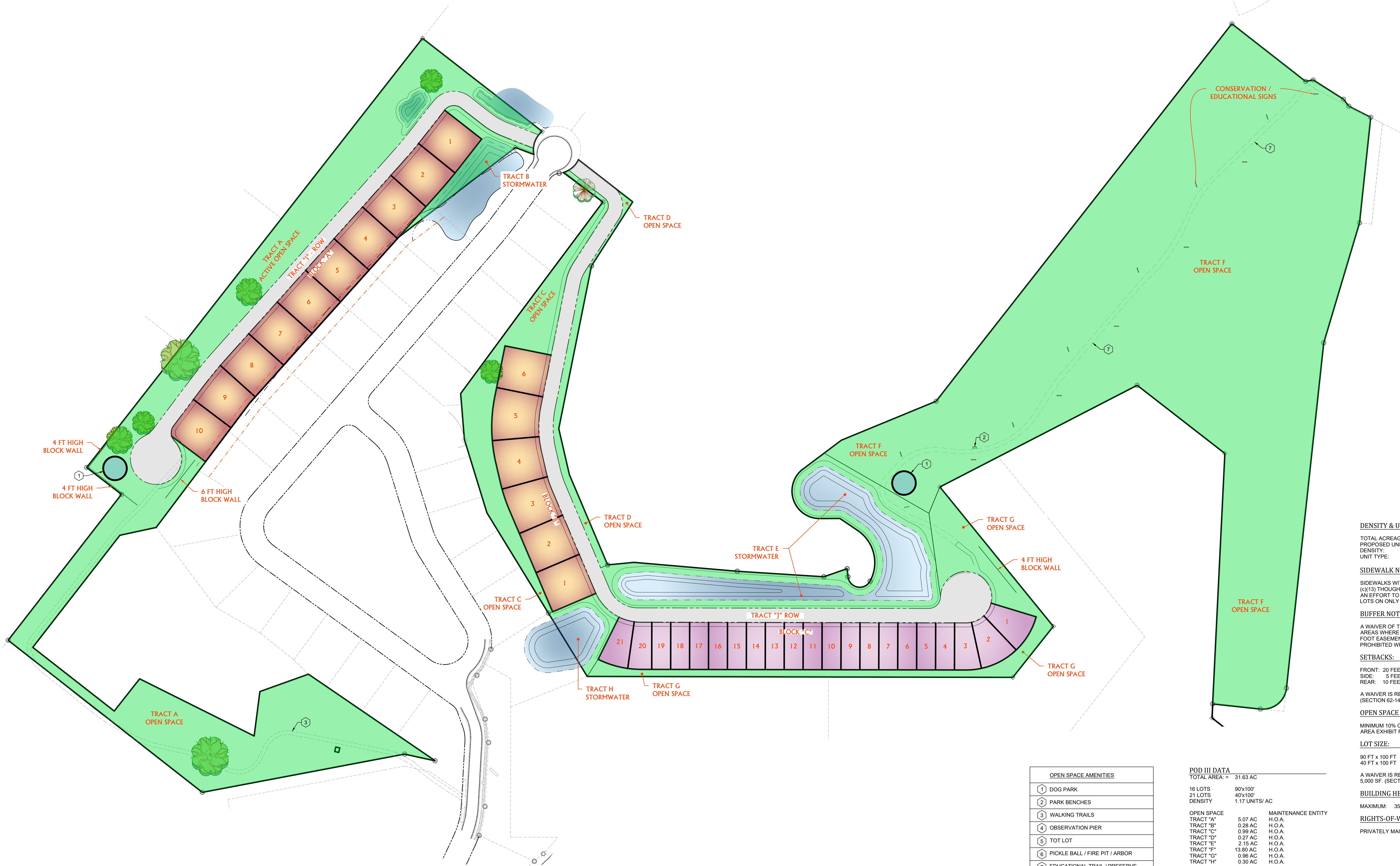
SURVEYOR  
KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
PHONE: (321) 676-0427  
FAX: (321) 984-1448

SHERWOOD GOLF CLUB PUD  
TRACT EXHIBIT (POD II)  
July 17, 2024

**MBV**  
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MELBOURNE, FLORIDA 32935  
P: 321-253-1510 F: 321-253-0911  
ALSO WITH OFFICES IN:  
VERO: 772-569-0035, FT. PIERCE: 772-468-8655, PALM CITY: 772-426-9559





**DENSITY & UNIT TYPE:**

TOTAL ACREAGE:	31.83 AC.
PROPOSED UNITS:	37 UNITS
DENSITY:	1.17 U.P.A.
UNIT TYPE:	SINGLE FAMILY DETACHED

**SIDEWALK NOTE:**

SIDEWALKS WITHIN POD 3 DEVELOPMENT SHALL MEET SECTION 62-3206 (c)(13) THOUGH A WAIVER IS REQUESTED FOR SINGLE-SIDED SIDEWALKS IN AN EFFORT TO PRESERVE OPEN SPACE, TREES, AND TO ACCOMMODATE LOTS ON ONLY ONE SIDE OF THE ROAD.

**BUFFER NOTE:**

A WAIVER OF THE 15 FOOT PERIMETER BUFFER IS REQUESTED FOR POD 3 IN AREAS WHERE IT CANNOT BE FEASIBLY PROVIDED. IN THESE AREAS, A 15 FOOT EASEMENT SHALL BE PROVIDED AND ACCESSORY STRUCTURES PROHIBITED WITHIN THE EASEMENT.

**SETBACKS:**

FRONT:	20 FEET
SIDE:	5 FEET
REAR:	10 FEET

A WAIVER IS REQUESTED FOR THE REDUCTION OF THE REAR SETBACK (SECTION 62-1446 (d)(1)).

**OPEN SPACE NOTE:**

MINIMUM 10% OPEN SPACE SHALL BE PROVIDED (3.18 AC.) SEE RECREATION AREA EXHIBIT FOR OPEN SPACE TRACTS AND CALCULATIONS.

**LOT SIZE:**

90 FT x 100 FT
40 FT x 100 FT

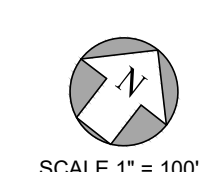
A WAIVER IS REQUESTED FOR A REDUCTION OF THE MINIMUM LOT SIZE OF 5,000 SF. (SECTION 62-1446 (d)(1)).

**BUILDING HEIGHT:**

MAXIMUM:	35 FEET
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**RIGHTS-OF-WAY:**

PRIVATELY MAINTAINED



SCALE 1" = 100'

**SHERWOOD GOLF CLUB PUD**  
TRACT EXHIBIT (POD III)  
July 17, 2024



CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

1250 W. EAU GALIE BLVD., SUITE H MELBOURNE, FL 32935

P: 321-253-1510 F: 321-253-0911

ALSO WITH OFFICES IN:

VERO: 772-569-0035, FT. PIERCE: 772-468-8655, PALM CITY: 772-426-9959

**OWNER / APPLICANT**  
BALLARENA GROUP CORP  
4750 W. COMMERCIAL BLVD.  
TAMARAC, FL 33319

**SURVEYOR**  
KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
PHONE: (321) 678-0427  
FAX: (321) 984-1448

OPEN SPACE AMENITIES	
1	DOG PARK
2	PARK BENCHES
3	WALKING TRAILS
4	OBSERVATION PIER
5	TOT LOT
6	PICKLE BALL / FIRE PIT / ARBOR
7	EDUCATIONAL TRAIL / PRESERVE

POD III DATA	
TOTAL AREA:	31.83 AC
16 LOTS	90x100'
21 LOTS	40x100'
DENSITY	1.17 UNITS/ AC
OPEN SPACE	
TRACT "A"	5.07 AC
TRACT "B"	0.28 AC
TRACT "C"	0.98 AC
TRACT "D"	0.27 AC
TRACT "E"	2.15 AC
TRACT "F"	13.80 AC
TRACT "G"	0.96 AC
TRACT "H"	0.30 AC
ROAD ROW	
TRACT "I"	1.00 AC
TRACT "J"	1.41 AC
RESIDENTIAL	
BLOCK "A"	2.06 AC
BLOCK "B"	1.28 AC
BLOCK "C"	2.05 AC

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POD 4  
DENSITY & UNIT TYPE:  
TOTAL ACREAGE: 25.12 AC.  
PROPOSED UNITS: 150 UNITS  
DENSITY: 5.97 U.P.A.  
UNIT TYPE: VILLAS (1-STORY SINGLE-FAMILY ATTACHED)  
BUFFER NOTE:  
MINIMUM 15 FOOT PERIMETER BUFFER PROVIDED ALONG POD BOUNDARY EXCEPT WHERE ADJACENT TO ANOTHER POD (POD 5).  
SETBACKS:  
FRONT: 20 FEET  
SIDE: 5 FEET  
REAR: 10 FEET  
OPEN SPACE NOTE:  
MINIMUM 25% OPEN SPACE SHALL BE PROVIDED (6.28 AC.) SEE RECREATION AREA EXHIBIT FOR OPEN SPACE TRACTS AND CALCULATIONS.  
BUILDING HEIGHT:  
MAXIMUM: 35 FEET  
RIGHTS-OF-WAY:  
PRIVATELY MAINTAINED

POD 5  
DENSITY & UNIT TYPE:  
TOTAL ACREAGE: 12.23 AC.  
PROPOSED UNITS: 178 UNITS (MAX.)  
DENSITY: 14.55 U.P.A.  
UNIT TYPE: APARTMENTS  
SIDEWALK NOTE:  
SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 62-3206 (c)(13) AND 62-3208.  
BUFFER NOTE:  
MINIMUM 15 FOOT PERIMETER BUFFER PROVIDED ALONG POD BOUNDARY EXCEPT WHERE ADJACENT TO ANOTHER POD (POD 4).  
SETBACKS:  
20 FEET UNLESS BASED ON HEIGHT.  
POD 5 DEVELOPMENT STANDARDS  
LOT REQUIREMENTS:  
MIN. LOT SIZE = 7,500 SQUARE FEET  
MIN. LOT WIDTH = 75 FEET  
MIN. LOT DEPTH = 75 FEET  
MAX. DENSITY = 14.55 UNITS PER GROSS ACRE  
MAX. LOT COVERAGE = FORTY PERCENT (40.0%)  
SETBACKS:  
FRONT = 20 FEET  
REAR = 20 FEET  
SIDE = 20 FEET  
NOTE: A MINIMUM OF 15 FEET SHALL BE PROVIDED BETWEEN PRINCIPAL STRUCTURES  
OPEN SPACE NOTE:  
MINIMUM 25% OPEN SPACE SHALL BE PROVIDED (COMBINED 3.06 AC.) SEE RECREATION AREA EXHIBIT FOR OPEN SPACE TRACTS AND CALCULATIONS.  
MINIMUM FLOOR AREA:  
ONE BEDROOM = 500 SF  
TWO BEDROOM = 750 SF PLUS 100 SF PER ADDITIONAL BEDROOM.  
EFFICIENCY = 400 SF  
\*SF = SQUARE FEET  
MAXIMUM HEIGHT:  
MAXIMUM HEIGHT = 45 FEET

POD IV DATA		
TOTAL AREA: ±25.12 AC		
OPEN SPACE		MAINTENANCE ENTITY
TRACT "A"	3.27 AC	H.O.A.
TRACT "B"	2.88 AC	H.O.A.
TRACT "C"	0.79 AC	H.O.A.
TRACT "D"	1.83 AC	H.O.A.
TRACT "E"	0.71 AC	H.O.A.
TRACT "F"	1.29 AC	H.O.A.
TRACT "G"	0.32 AC	H.O.A.

ROAD ROW		H.O.A.
TRACT "H"	2.40 AC	H.O.A.
TRACT "I"	0.40 AC	H.O.A.

RESIDENTIAL	
BLOCK "A"	1.32 AC
BLOCK "B"	0.44 AC
BLOCK "C"	0.44 AC
BLOCK "D"	0.40 AC
BLOCK "E"	0.88 AC
BLOCK "F"	1.03 AC
BLOCK "G"	0.89 AC
BLOCK "H"	0.88 AC
BLOCK "I"	0.29 AC
BLOCK "J"	0.29 AC
BLOCK "K"	1.40 AC
BLOCK "L"	0.59 AC
BLOCK "M"	1.18 AC
BLOCK "N"	1.18 AC

POD V DATA	
TOTAL AREA:	12.23 AC

OPEN SPACE AMENITIES	
1	DOG PARK
2	PARK BENCHES
3	WALKING TRAILS
4	OBSERVATION PIER
5	TOT LOT
6	PICKLE BALL / FIRE PIT / ARBOR
7	EDUCATIONAL TRAIL / PRESERVE
SITE FEATURES	
8	MAIL KIOSK
9	DUMPSTER



OWNER / APPLICANT  
BALLARENA GROUP CORP  
4750 W. COMMERCIAL BLVD.  
TAMARAC, FL 33319

SURVEYOR  
KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
PHONE: (321) 875-0427  
FAX: (321) 984-1448

SHERWOOD GOLF CLUB PUD  
TRACT EXHIBIT (POD IV)

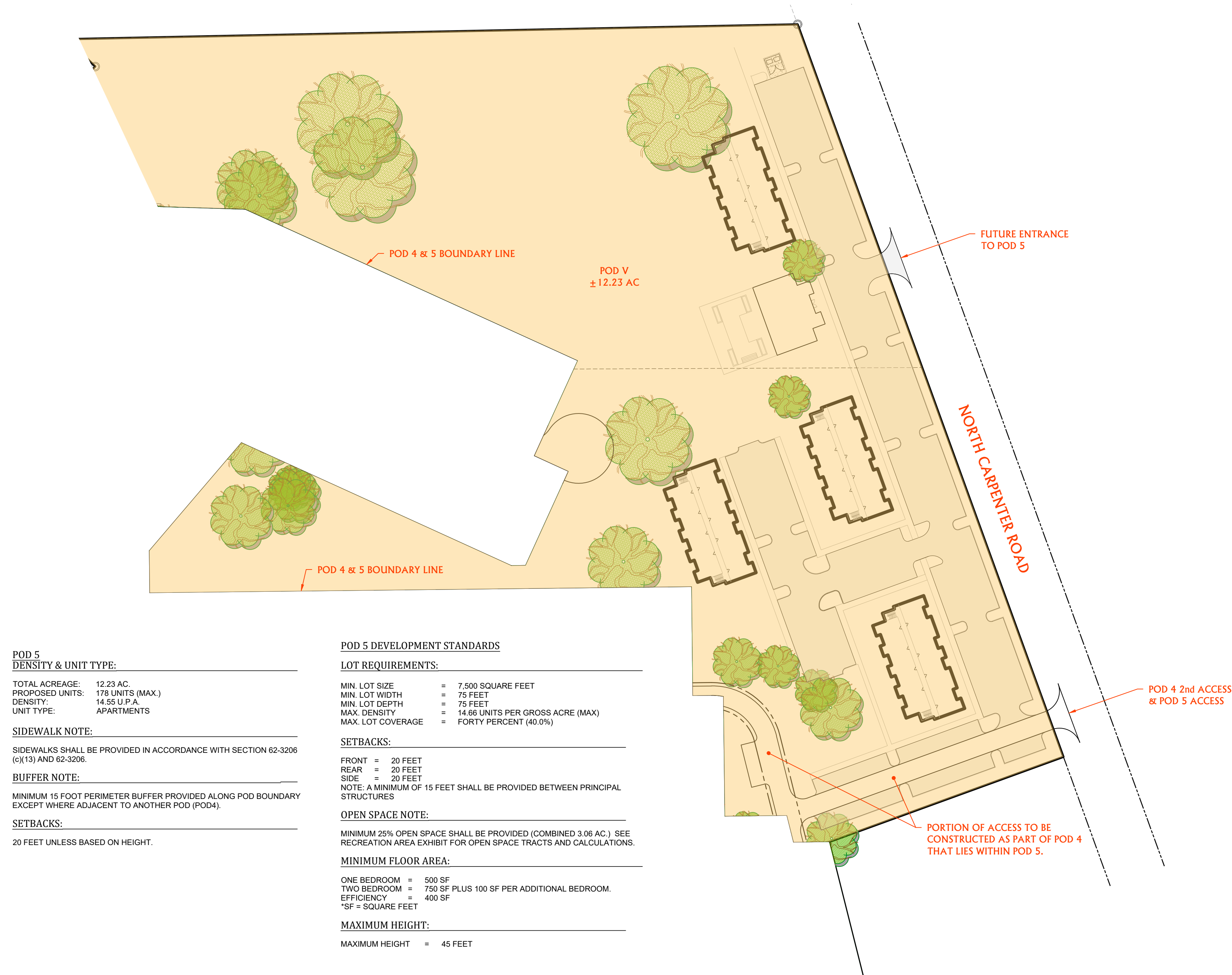
July 18, 2024

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VERO: 772-568-0035, FT. PIERCE: 772-468-9055, PALM CITY: 772-426-9559



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**POD 5**  
**DENSITY & UNIT TYPE:**

TOTAL ACREAGE:	12.23 AC.
PROPOSED UNITS:	178 UNITS (MAX.)
DENSITY:	14.55 U.P.A.
UNIT TYPE:	APARTMENTS

**SIDEWALK NOTE:**  
SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 62-3206 (C)(13) AND 62-3208.

**BUFFER NOTE:**  
MINIMUM 15 FOOT PERIMETER BUFFER PROVIDED ALONG POD BOUNDARY EXCEPT WHERE ADJACENT TO ANOTHER POD (POD4).

**SETBACKS:**  
20 FEET UNLESS BASED ON HEIGHT.

**POD 5 DEVELOPMENT STANDARDS**

**LOT REQUIREMENTS:**

MIN. LOT SIZE	=	7,500 SQUARE FEET
MIN. LOT WIDTH	=	75 FEET
MIN. LOT DEPTH	=	75 FEET
MAX. DENSITY	=	14.66 UNITS PER GROSS ACRE (MAX)
MAX. LOT COVERAGE	=	FORTY PERCENT (40.0%)

**SETBACKS:**

FRONT	=	20 FEET
REAR	=	20 FEET
SIDE	=	20 FEET

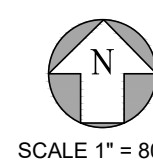
NOTE: A MINIMUM OF 15 FEET SHALL BE PROVIDED BETWEEN PRINCIPAL STRUCTURES

**OPEN SPACE NOTE:**  
MINIMUM 25% OPEN SPACE SHALL BE PROVIDED (COMBINED 3.06 AC.). SEE RECREATION AREA EXHIBIT FOR OPEN SPACE TRACTS AND CALCULATIONS.

**MINIMUM FLOOR AREA:**

ONE BEDROOM	=	500 SF
TWO BEDROOM	=	750 SF PLUS 100 SF PER ADDITIONAL BEDROOM.
EFFICIENCY	=	400 SF
*SF = SQUARE FEET		

**MAXIMUM HEIGHT:**  
MAXIMUM HEIGHT = 45 FEET



## SHERWOOD GOLF CLUB PUD

TRACT EXHIBIT (POD V)

July 18, 2024

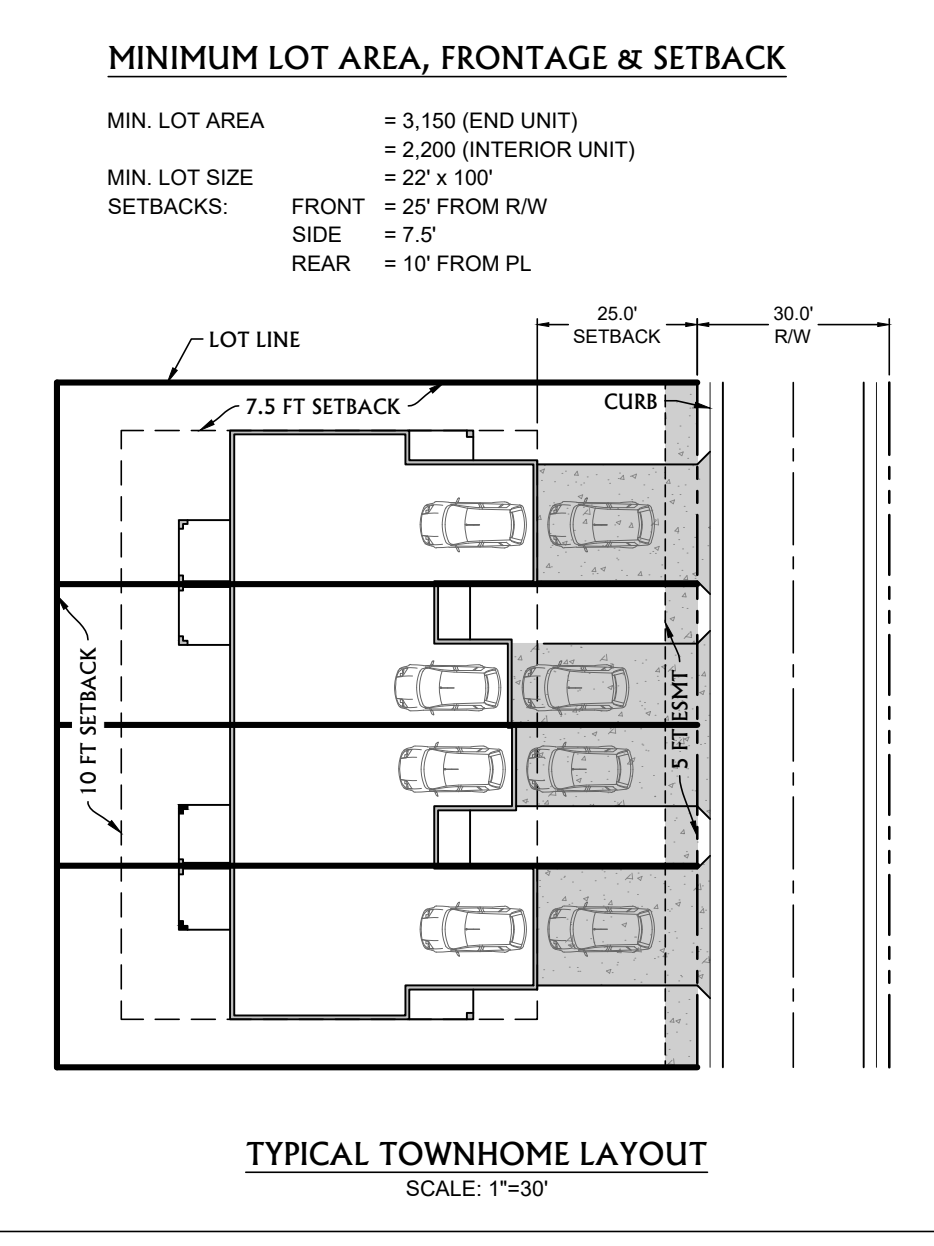
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4750 W. COMMERCIAL BLVD.  
TAMARAC, FL 33319

**SURVEYOR**  
KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
PHONE: (321) 875-0427  
FAX: (321) 984-1448



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ALSO WITH OFFICES IN:  
VERO: 772-668-0035, FT. PIERCE: 772-468-9055, PALM CITY: 772-426-9559





**LIST OF WAIVERS (POD 1)**

CODE SECTION	PROPOSED CRITERIA
62-2956(a)(1)	RIGHT-OF-WAY WIDTH (50 FT) 30 FEET WITH TWO (2) 5 FT EASEMENTS (EACH SIDE)

**DENSITY & UNIT TYPE:**

TOTAL ACREAGE: 28.28 AC.  
PROPOSED UNITS: 230 UNITS  
DENSITY: 8.13 U.P.A.  
UNIT TYPE: TOWNHOMES

**BUFFER NOTE:**

MINIMUM 15 FOOT PERIMETER BUFFER PROVIDED ALONG POD BOUNDARY.

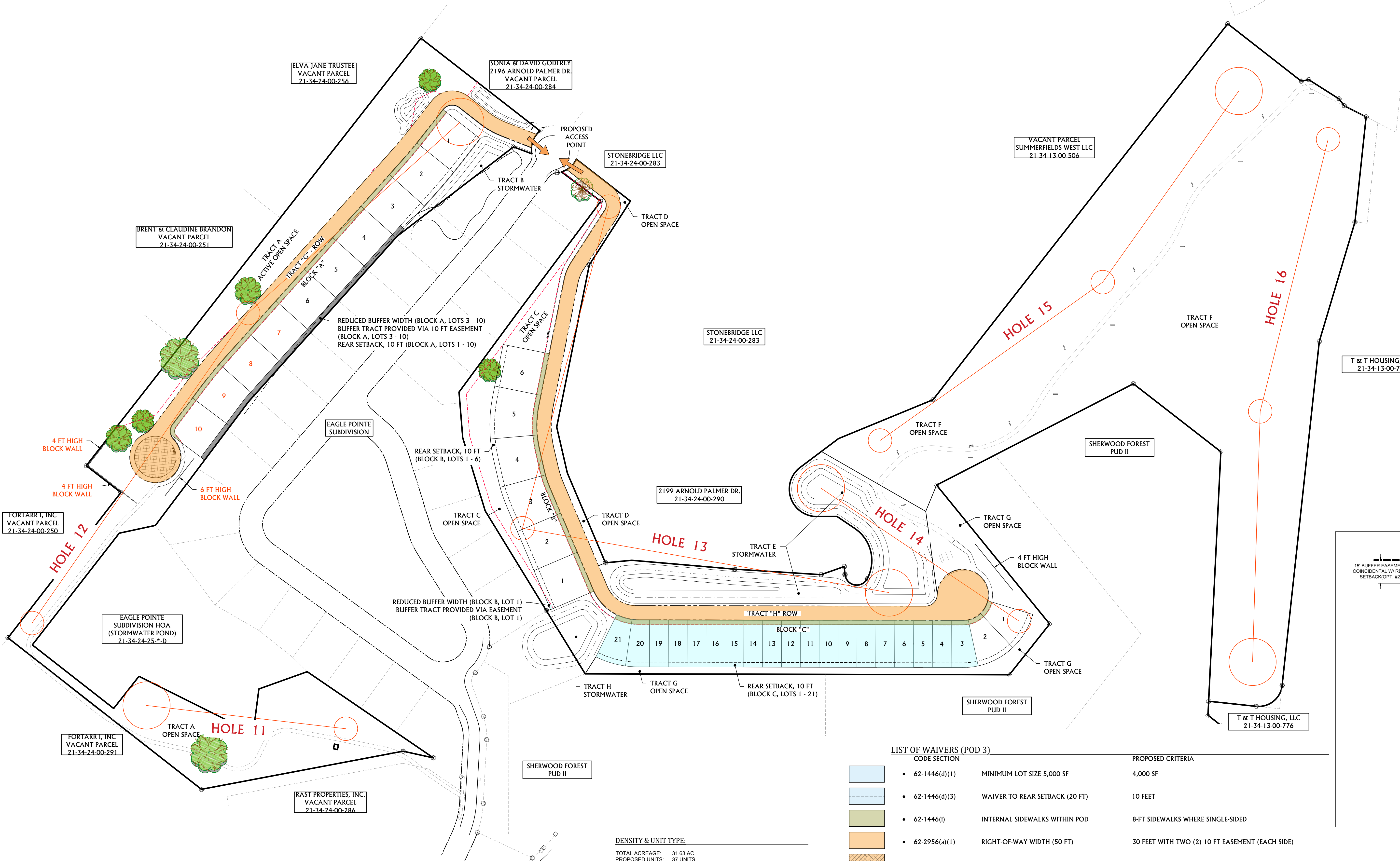
**SETBACKS:**

FRONT: 25 FEET  
SIDE: 5 FEET  
REAR: 10 FEET

<b>OWNER / APPLICANT</b> BALLARENA GROUP CORP 4750 W. COMMERCIAL BLVD. TAMARAC, FL 33319	<b>SURVEYOR</b> KANE SURVEYING, INC. 505 DISTRIBUTION DRIVE MELBOURNE, FL 32904 PHONE: (321) 676-0427 FAX: (321) 984-1448
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ELVA JANE TRUSTEE  
VACANT PARCEL  
21-34-24-00-256

SONIA & DAVID GODFREY  
2196 ARNOLD PALMER DR.  
VACANT PARCEL  
21-34-24-00-284

STONEBRIDGE LLC  
21-34-24-00-283

VACANT PARCEL  
SUMMERFIELDS WEST LLC  
21-34-13-00-506

BRENT & CLAUDINE BRANDON  
VACANT PARCEL  
21-34-24-00-251

STONEBRIDGE LLC  
21-34-24-00-283

2199 ARNOLD PALMER DR.  
21-34-24-00-290

SHERWOOD FOREST  
PUD II

T & T HOUSING, LLC  
21-34-13-00-776

FORTARRI, INC  
VACANT PARCEL  
21-34-24-00-250

EAGLE POINTE  
SUBDIVISION HOA  
(STORMWATER POND)  
21-34-24-25-0-10

FORTARRI, INC  
VACANT PARCEL  
21-34-24-00-291

KAST PROPERTIES, INC.  
VACANT PARCEL  
21-34-24-00-286

SHERWOOD FOREST  
PUD II

T & T HOUSING, LLC  
21-34-13-00-776

DENSITY & UNIT TYPE:

TOTAL ACREAGE: 31.63 AC.  
PROPOSED UNITS: 37 UNITS  
DENSITY: 1.17 U.P.A.  
UNIT TYPE: SINGLE FAMILY DETACHED

LOT SIZE:

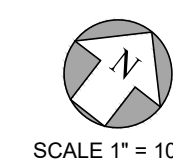
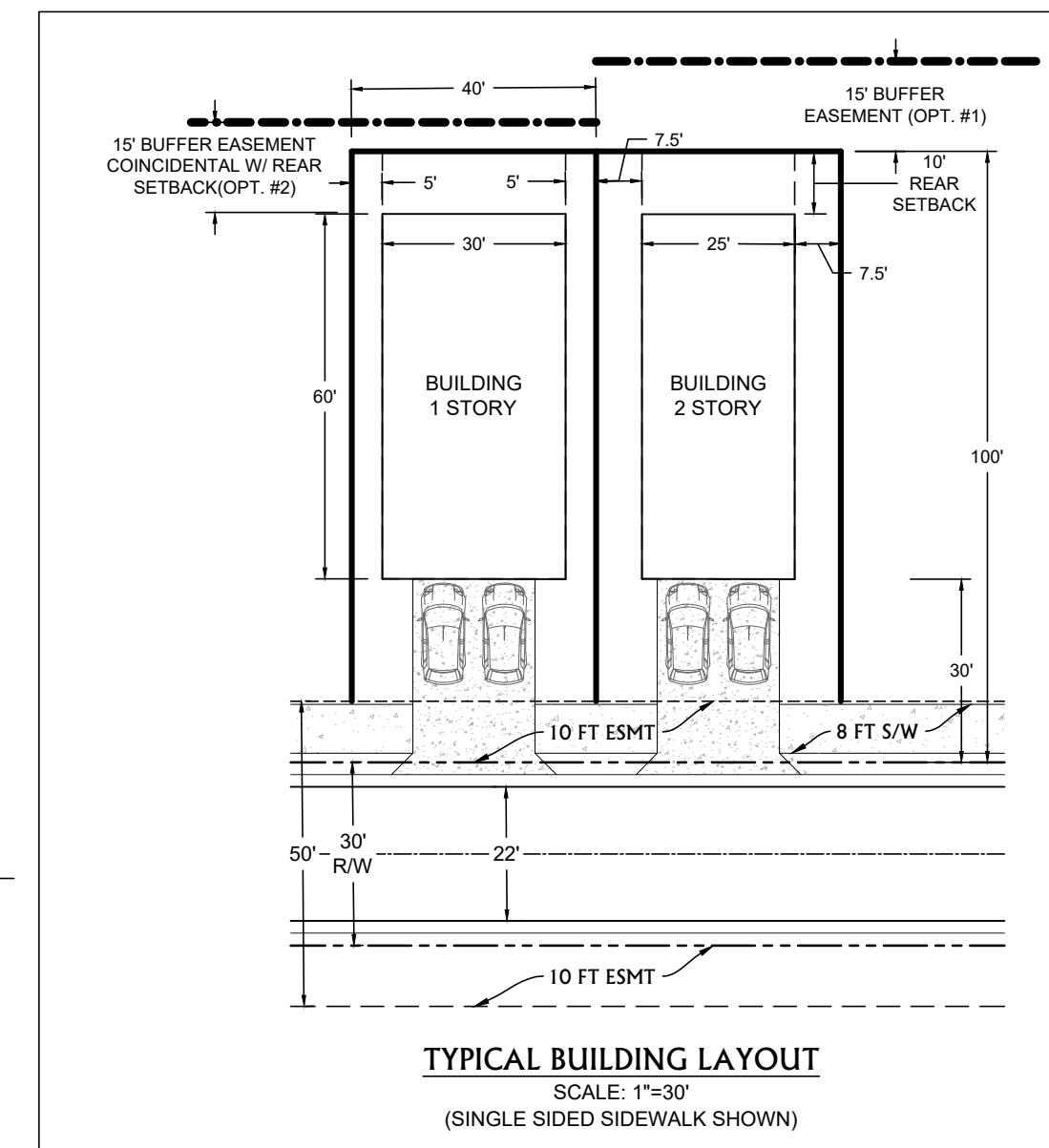
60 FT x 100 FT BLOCK A LOTS 1-15 AND B LOTS 1-10  
40 FT x 100 FT BLOCK C LOTS 1-22 AND D LOTS 1-3

MINIMUM LOT AREA, FRONTAGE & SETBACK

MIN. LOT AREA = 4,000 (SINGLE FAMILY DETACHED)  
MIN. LOT SIZE = 40' x 100' (SINGLE FAMILY DETACHED)  
SETBACKS: FRONT = 20' FROM R/W  
SIDE = 5' (UNLESS 2-STORY)  
REAR = 10' FROM PL

LIST OF WAIVERS (POD 3)

CODE SECTION	PROPOSED CRITERIA
62-1446(d)(1)	MINIMUM LOT SIZE 5,000 SF 4,000 SF
62-1446(d)(3)	WAIVER TO REAR SETBACK (20 FT) 10 FEET
62-1446(i)	INTERNAL SIDEWALKS WITHIN POD 8-FT SIDEWALKS WHERE SINGLE-SIDED
62-2956(a)(1)	RIGHT-OF-WAY WIDTH (50 FT) 30 FEET WITH TWO (2) 10 FT EASEMENT (EACH SIDE)
62-2956(a)(3)	100 FT SETBACK FOR CUL-DE-SAC 15 FEET WITH 6-FOOT WALL
62-2883(d)	15 FT PERIMETER BUFFER 15 FT PERIMETER EASEMENT (OR 10 FT ADJ. TO EXISTING DRAINAGE EASEMENT)



SCALE 1" = 100'

SHERWOOD GOLF CLUB PUD

TRACT EXHIBIT (POD IID)

July 18, 2024

**MBV**  
ENGINEERING, INC.  
HOA BOWLES VILLAMIZAN & ASSOCIATES

CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL  
1250 W. EAU GALIE BLVD., SUITE H  
MELBOURNE, FLORIDA 32935  
P: 321-253-1510 F: 321-253-0911  
ALSO WITH OFFICES IN:  
VERO: 772-569-0035, FT. PIERCE: 772-468-8655, PALM CITY: 772-426-9959

OWNER / APPLICANT

BALLARENA GROUP CORP  
4750 W. COMMERCIAL BLVD.  
TAMARAC, FL 33319

SURVEYOR

KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
PHONE: (321) 678-0427  
FAX: (321) 984-1448



LIST OF WAIVERS  
CODE SECTION

POD 4:

- 62-2956(a)(1)

RIGHT-OF-WAY WIDTH (50 FT)

PROPOSED CRITERIA

30 FEET WITH TWO (2) 5 FT EASEMENTS (EACH SIDE)

POD 5:

- 62-3206(c)(13)

INTERIOR PARKING

NO UNDERSTORY PARKING

POD 4

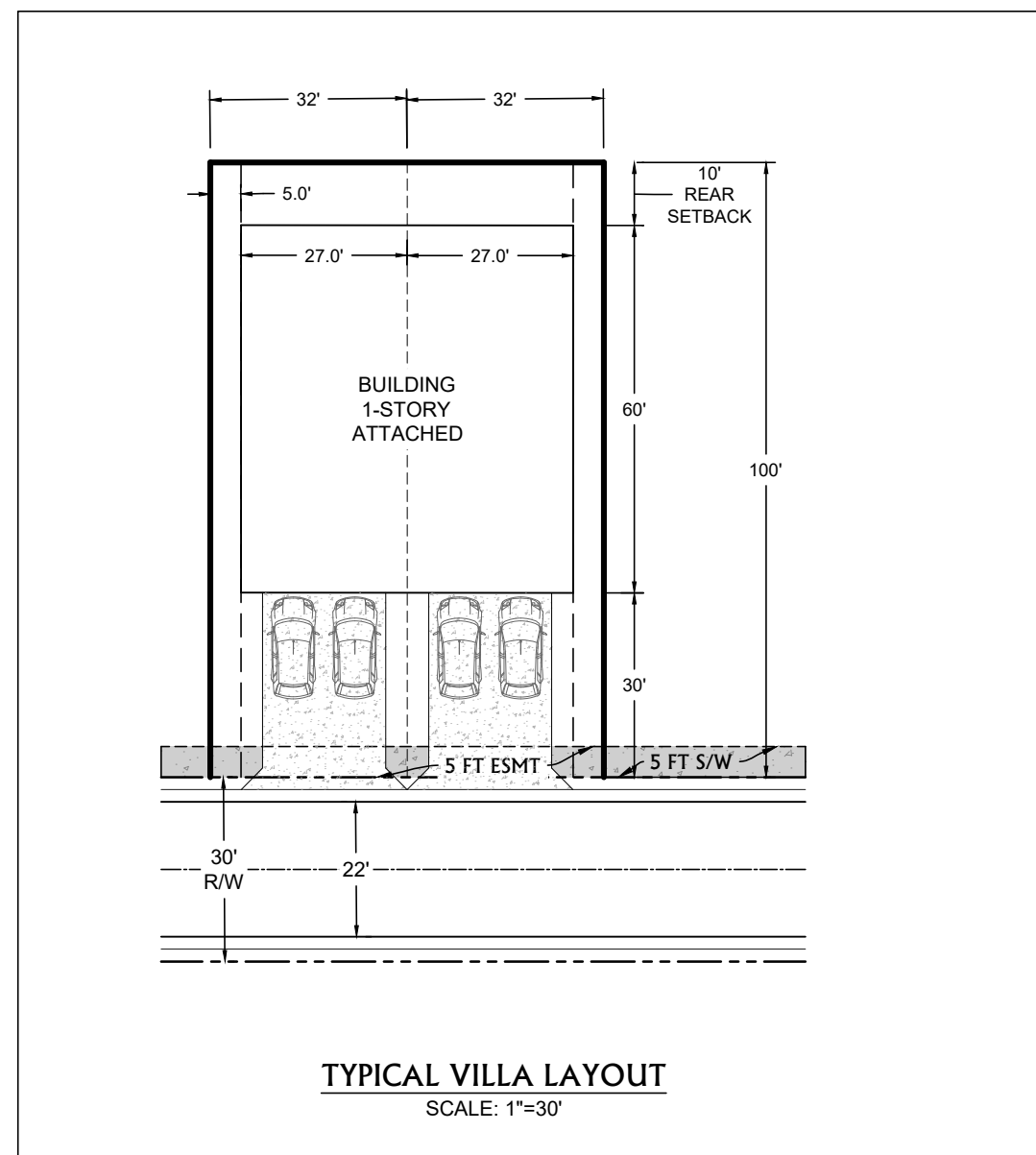
DENSITY & UNIT TYPE:

TOTAL ACREAGE: 25.12 AC.  
PROPOSED UNITS: 150 UNITS  
DENSITY: 5.97 U.P.A.  
UNIT TYPE: VILLAS (1-STORY ATTACHED)

POD 5

DENSITY & UNIT TYPE:

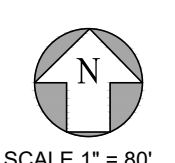
TOTAL ACREAGE: 12.23 AC.  
PROPOSED UNITS: 178 UNITS  
DENSITY: 14.55 U.P.A.  
UNIT TYPE: APARTMENTS



POD 5 IS A CONCEPTUAL LAYOUT ONLY FOR THE PURPOSES OF CONVEYING A POTENTIAL LAYOUT, IMPACTS, INTERCONNECTIVITY, & ACCESSIBILITY. IT IS NOT INTENDED TO DEPICT THE FUTURE LAYOUT.

FUTURE ENTRANCE TO POD 6  
(EXACT LOCATION TO BE DETERMINED)

INGRESS/EGRESS  
TO POD 4 & 5



SHERWOOD GOLF CLUB PUD  
TRACT EXHIBIT (POD IV)  
July 17, 2024

OWNER / APPLICANT

BALLARENA GROUP CORP  
4750 W. COMMERCIAL BLVD.  
TAMARAC, FL 33319

SURVEYOR

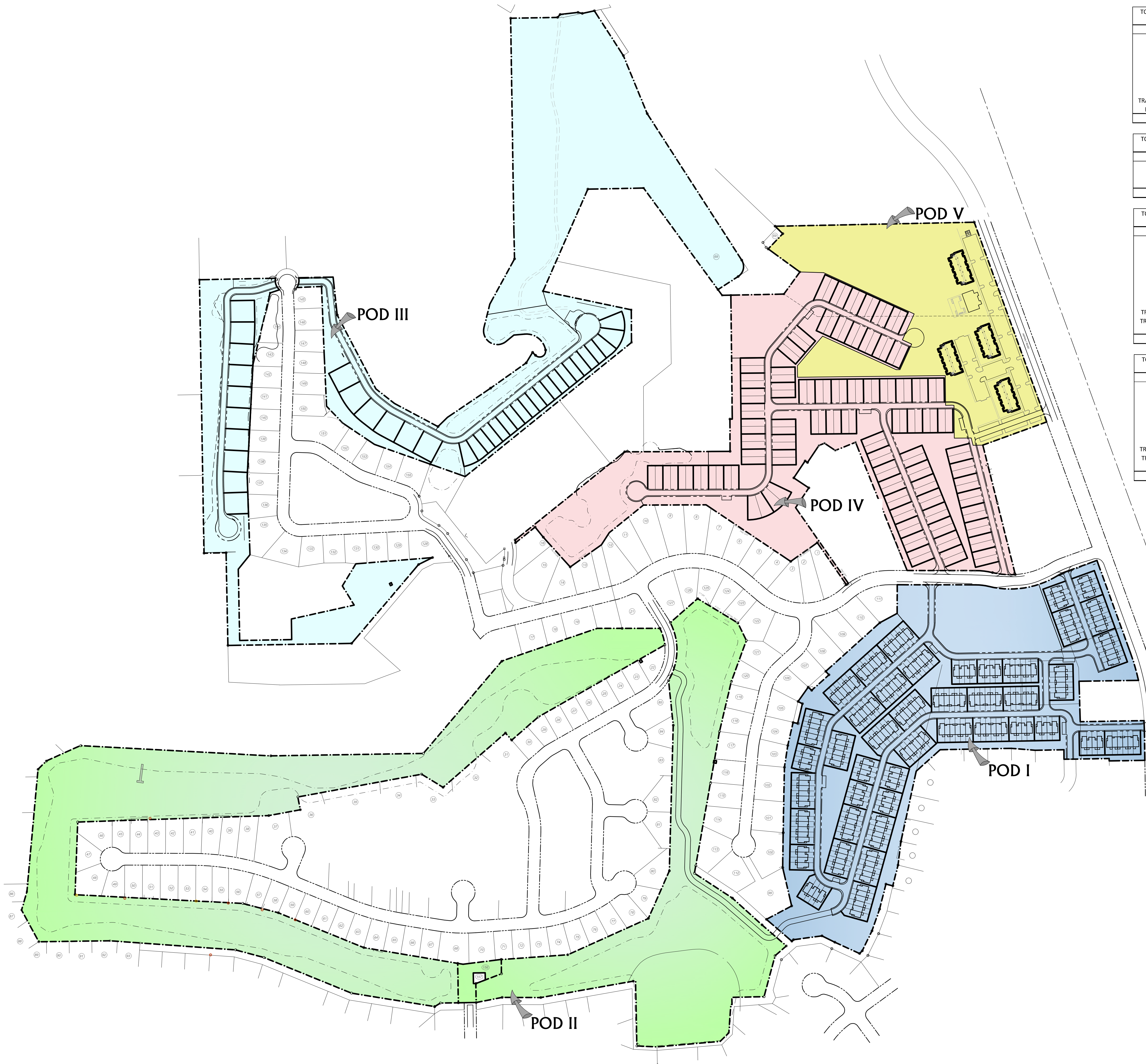
KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FL 32904  
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CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL  
1250 W. EAU GALIE BLVD. SUITE H  
MELBOURNE, FLORIDA 32935  
P: 321-253-1510 F: 321-253-0911  
ALSO WITH OFFICES IN:  
VERO: 772-568-0035, FT. PIERCE: 772-468-9055, PALM CITY: 772-426-9559

W:\2024\1114 SHERWOOD GOLF CLUB\046 CAD\2024\1114 WAIVER EXHIBIT.dwg 7/17/2024 4:58 PM DAVEN





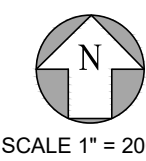
TOTAL TRACT/ LAND USE	TRACT ACREAGE (Ac)	ACTIVITY FEATURE (Ac)	GREEN SPACE (Ac)	WATER BODY (NWL AREA)	WATERBODY CREDIT	PASSIVE OPEN SPACE CREDIT (Ac)	ACTIVE OPEN SPACE CREDIT (Ac)
POD I							
TRACT A	1.13	N	1.13	0.00	0%	1.13	0.00
TRACT B	0.20	N	0.20	0.00	0%	0.20	0.00
TRACT C	0.23	N	0.23	0.00	0%	0.23	0.00
TRACT D	1.82	N	1.82	0.00	0%	1.82	0.00
TRACT E	4.29	N	4.29	0.00	0%	4.29	0.00
TRACT F	0.54	Y	0.54	0.00	0%	0.00	0.54
TRACT G	3.07	Y	3.07	0.00	0%	0.00	3.07
TRACT H (ROW)	3.45	N	0.00	0.00	0%	0.00	0.00
BLOCK A-O	13.54	N	0.00	0.00	0%	0.00	0.00
TOTAL	28.27		11.29	0.00		7.67	3.61

TOTAL TRACT/ LAND USE	TRACT ACREAGE (Ac)	ACTIVITY FEATURE (Ac)	GREEN SPACE (Ac)	WATER BODY (NWL AREA)	WATERBODY CREDIT	PASSIVE OPEN SPACE CREDIT (Ac)	ACTIVE OPEN SPACE CREDIT (Ac)
POD II							
TRACT A	15.03	Y	6.21	8.82	75%	2.20	12.82
TRACT B	0.42	N	0.42	0.00	0%	0.42	0.00
TRACT C	23.76	Y	10.49	13.28	75%	3.32	20.44
TOTAL	39.21		17.12	22.10		5.95	33.27

TOTAL TRACT/ LAND USE	TRACT ACREAGE (Ac)	ACTIVITY FEATURE (Ac)	GREEN SPACE (Ac)	WATER BODY (NWL AREA)	WATERBODY CREDIT	PASSIVE OPEN SPACE CREDIT (Ac)	ACTIVE OPEN SPACE CREDIT (Ac)
POD III							
TRACT A	5.07	Y	4.95	0.12	0%	0.12	4.95
TRACT B	0.28	N	0.10	0.19	0%	0.28	0.00
TRACT C	1.00	N	1.00	0.00	0%	1.00	0.00
TRACT D	0.27	N	0.27	0.00	0%	0.27	0.00
TRACT E	2.14	N	0.96	1.18	0%	2.14	0.00
TRACT F	13.80	Y	13.80	0.00	0%	0.00	13.80
TRACT G	0.96	N	0.96	0.00	0%	0.96	0.00
TRACT H	0.30	N	0.12	0.18	0%	0.30	0.00
TRACT I (ROW)	1.00	N	0.00	0.00	0%	0.00	0.00
TRACT J (ROW)	1.41	N	0.00	0.00	0%	0.00	0.00
BLOCK A-C	5.40	N	0.00	0.00	0%	0.00	0.00
TOTAL	31.63		22.15	1.67		5.07	18.75

TOTAL TRACT/ LAND USE	TRACT ACREAGE (Ac)	ACTIVITY FEATURE (Ac)	GREEN SPACE (Ac)	WATER BODY (NWL AREA)	WATERBODY CREDIT	PASSIVE OPEN SPACE CREDIT (Ac)	ACTIVE OPEN SPACE CREDIT (Ac)
POD IV							
TRACT A	3.27	Y	3.27	0.00	0%	0.00	3.27
TRACT B	2.88	N	1.14	1.74	0%	1.14	0.00
TRACT C	0.79	N	0.79	0.00	0%	0.79	0.00
TRACT D	1.83	N	1.83	0.00	0%	1.83	0.00
TRACT E	0.71	N	0.71	0.00	0%	0.71	0.00
TRACT F	1.29	N	1.29	0.00	0%	1.29	0.00
TRACT G	0.32	N	0.32	0.00	0%	0.32	0.00
TRACT H (ROW)	2.40	N	0.00	0.00	0%	0.00	0.00
TRACT I (ROW)	0.40	N	0.00	0.00	0%	0.00	0.00
BLOCK A-N	11.21	N	0.00	0.00	0%	0.00	0.00
TOTAL	25.12		9.36	1.74		6.09	3.27

POD NAME	UNIT TYPE	TOTAL ACRE	% OPEN SPACE REQUIREMENT	OPEN SPACE REQUIREMENT	ACTIVE OPEN SPACE PROPOSED	ACTIVE OPEN SPACE PERCENTAGE
POD 1	MF-TH	28.28	25 %	7.07 Ac	3.61 Ac	12.78 %
POD 2	N/A	39.21	0 %	0.00 Ac	33.27 Ac	84.83 %
POD 3	SF	31.62	10 %	3.16 Ac	18.75 Ac	59.27 %
POD 4	MF-DP	25.12	25 %	6.28 Ac	3.27 Ac	13.03 %
POD 5	MF-APT	12.23	25 %	3.06 Ac	3.06 Ac MIN. REQUIRED	25.00 %
TOTAL		136.46		26.51 Ac	61.96 Ac (TOTAL ACTIVE) 26.51 Ac (TOTAL PASSIVE) 88.48 Ac (TOTAL OPEN SPACE)	45.40 % 19.43 % 64.83 %



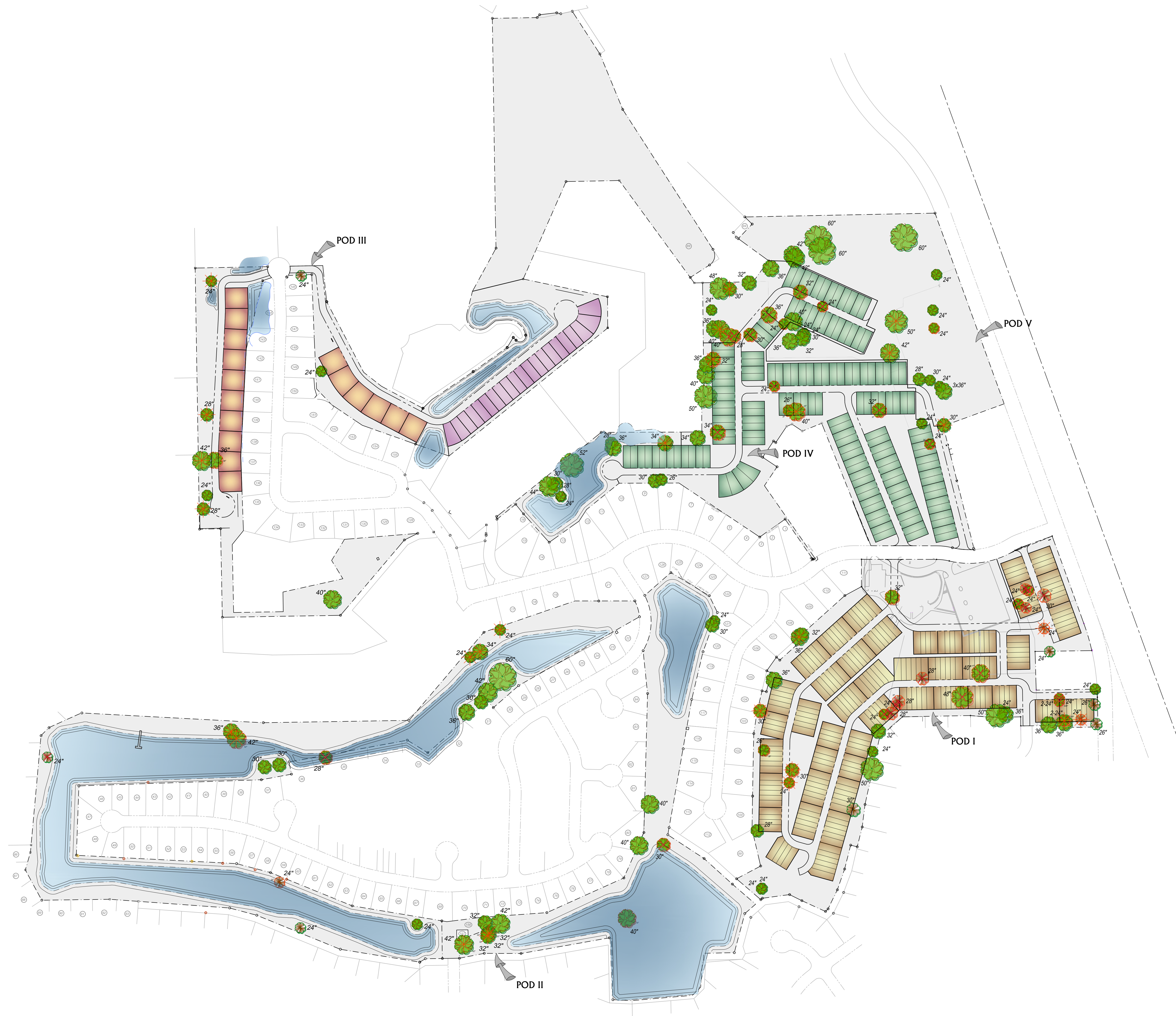
SHERWOOD GOLF CLUB PUD  
COMMON RECREATION & OPEN SPACE EXHIBIT

July 17, 2024



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1250 W. EAU GALLEE BLVD, SUITE H  
MELBOURNE, FLORIDA 32935  
P: 321-253-1510 F: 321-253-0911  
ALSO WITH OFFICES IN:  
VERO: 772-569-9035, FT PIERCE: 772-468-9055, PALM CITY: 772-428-9959


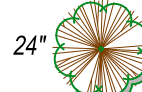




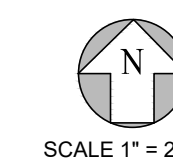


**TREE PRESERVATION DATA**  
TOTAL SITE: ±136.46 AC

TREE D.B.H.	QUANTITY
24"	43 *
26"	5 *
28"	11 *
30"	16 *
32"	12
34"	4
36"	15
40"	10
42"	8
44"	1
48"	2
50"	4
60"	4
TOTAL OAKS	118 (2-2x24")
TOTAL PINES*	15 (9-24", 2-26", 3-28", 1-30")
TOTAL ONSITE	135 TREES

**LEGEND**

- 24"  EXISTING OAK W/ D.B.H.
- 24"  EXISTING PINE W/ D.B.H.
-  EXISTING TREE (NOT TO BE PRESERVED)
-  EXISTING TREE (TO BE REMOVED)



**SHERWOOD GOLF CLUB PUD**  
TREE PRESERVATION EXHIBIT

July 17, 2024

**MBV**  
ENGINEERING, INC.  
HORA BOWLES VILLARREAL & ASSOCIATES

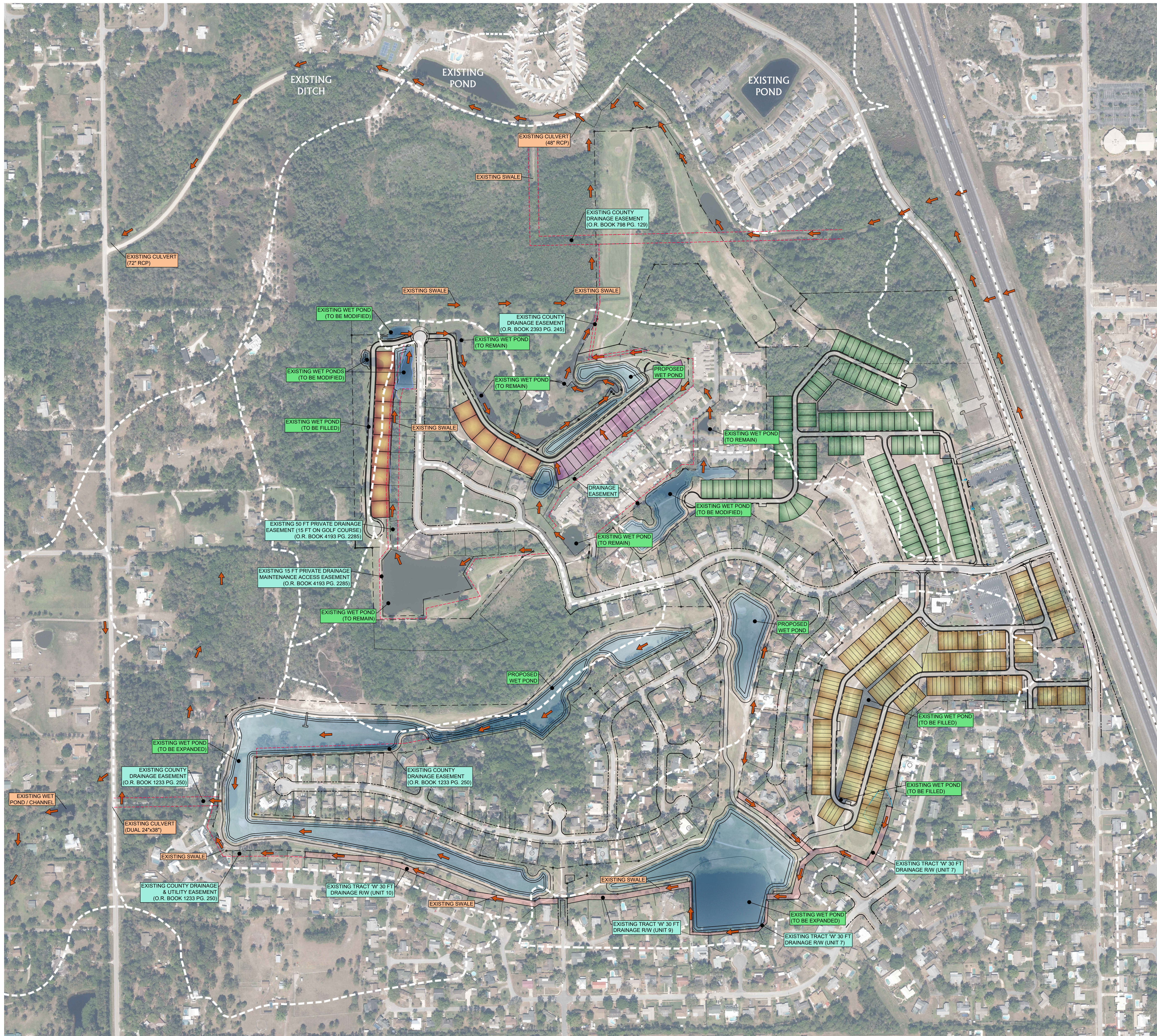
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1290 W. EAU GALIE BLVD, SUITE H CA93728  
MELBOURNE, FLORIDA 32935  
P: 321-253-1510 F: 321-253-0911  
ALSO WITH OFFICES IN:  
VERO: 772-569-0035, FT. PIERCE: 772-468-9055, PALM CITY: 772-426-9959



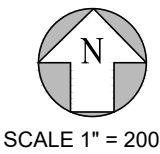


CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL  
1250 W. EAU GALLIE BLVD, SUITE H CAR3728  
MELBOURNE, FLORIDA 32935  
P: 321-253-1510 F: 321-253-0911  
ALSO WITH OFFICES IN:  
VERO: 772-569-0035 FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959





DRAINAGE NOTES:  
FOR PODS WITH REDUCED RIGHTS-OF-WAY WIDTHS, DRAINAGE SHALL BE PROVIDED WITHIN THE RIGHTS-OF-WAY AND/OR THE ADJACENT EASEMENTS.



SHERWOOD GOLF CLUB PUD  
CONCEPTUAL DRAINAGE EXHIBIT

July 17, 2024



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1250 W. SAU GALIE BLVD., SUITE H  
MELBOURNE, FLORIDA 32935  
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#### **IV. SURFACE WATER MANAGEMENT SYSTEM**

The surface water management system will consist of swales, culverts, lakes, and shallow retention areas which will overflow into existing on-site wetland systems and/or existing on- and off-site drainage systems. On an overall basis, in the developed condition, the historic drainage patterns on the site will generally be maintained within the on-site drainage basins.

Within each drainage basin, stormwater runoff will be routed to the stormwater management facilities which will be sized following the greater of the County and/or SJRWMD design criteria. Regardless of which phase is developed first, the project shall submit a basin study and associated master drainage plan to include, but not limited to the existing development, proposed development, connection and outfall to the floodplain, existing drainage features including canals, ditches, wetlands, depressional storage areas, and associated hydraulic connections. Each Pod shall include its own stormwater system and associated calculations meeting the requirements of Code of Ordinances of Brevard County Section 62-3751, Exhibit A – Stormwater Management Criteria as written at the time of approval of the PDP.

The project lies within the Salt Lake Basin and receives off-site runoff from approximately 200 acres of developed and undeveloped areas to the north, south, and east. Off-site flows will be routed through the existing on-site wetland and ditch systems separate from the proposed surface water management facilities.

It should be noted that the exact configuration and location of the surface water management facilities shown on the master plan are conceptual. Final configuration and location will be determined at the time of final design and permitting.

## **V. PROPOSED DENSITY SCHEDULE**

<b>POD</b>	<b>LAND USE</b>	<b>ACREAGE</b>	<b>UNITS</b>	<b>DENSITY (UPA)</b>
1	Single-family Townhome	28.28	230	8.1
2	N/A	39.21	0	0.0
3	Single-family Residential	31.62	37	1.2
4	Single-family Attached	25.12	150	6.0
5	Multi-family Residential	12.23	178	14.6
	<b>TOTAL</b>	<b>136.46</b>	<b>595</b>	<b>4.4</b>

## **VI. PHASING SCHEDULE AND TIMING:**

The Sherwood Golf Club PUD will be developed in six phases. Each Pod will be developed in a manner with the infrastructure including onsite and offsite roads, water, sewer and storm water drainage to enable the Pod to be an independent unit. The phases of development may slightly vary from the numeral chronology depending on market conditions. Multiple Pods within the PUD can be developed concurrently.

### **A. DEVELOPMENT PHASING**

<b>PHASE</b>	<b>DEVELOPMENT</b>
<b>PHASE ONE</b>	• POD 1
<b>PHASE TWO</b>	• POD 2
<b>PHASE THREE</b>	• POD 3
<b>PHASE FOUR</b>	• POD 4
<b>PHASE FIVE</b>	• POD 5

### **B. USABLE COMMON OPEN SPACE PER POD**

<b>POD 1</b>		
<i>TRACT / LAKE ID</i>	<i>USABLE OPEN SPACE PROVIDED</i>	<i>TRACT ACREAGE</i>
TRACT F	0.54 ac.	0.54 ac.
TRACT G	3.07 ac.	3.07 ac.
TOTAL PROVIDED	3.61 ac.	n/a
TOTAL REQUIRED	7.07 ac.	n/a

<b>POD 2</b>		
<i>TRACT / LAKE ID</i>	<i>USABLE OPEN SPACE PROVIDED</i>	<i>TRACT ACREAGE</i>
TRACT A	12.82 ac.	15.03 ac.
TRACT C	20.44 ac.	23.76 ac.
TOTAL PROVIDED	33.27 ac.	n/a
TOTAL REQUIRED	0.00 ac.	n/a

<b>POD 3</b>		
<i>TRACT / LAKE ID</i>	<i>USABLE OPEN SPACE PROVIDED</i>	<i>TRACT ACREAGE</i>
TRACT A	4.95 ac.	5.07 ac.
TRACT F	13.80 ac.	13.80 ac.
TOTAL PROVIDED	18.75 ac.	n/a
TOTAL REQUIRED	3.16 ac.	n/a

<b>POD 4</b>		
<i>TRACT / LAKE ID</i>	<i>USABLE OPEN SPACE PROVIDED</i>	<i>TRACT ACREAGE</i>
TRACT A	3.27 ac.	3.27 ac.
TOTAL PROVIDED	3.27 ac.	n/a
TOTAL REQUIRED	6.20 ac.	n/a

<b>POD 5</b>	
TOTAL PROVIDED	3.06 ac. *
TOTAL REQUIRED	3.06 ac. *

\*Note: Provided open space is the minimum required, actual acreage shall be determined during site layout and design. No additional open space shall be required if already provided within other Pods that are developed prior to the design of the subsequent Pod.