

LINKS AT INDIAN RIVER PRESERVE (POD 10)

LEGAL DESCRIPTION

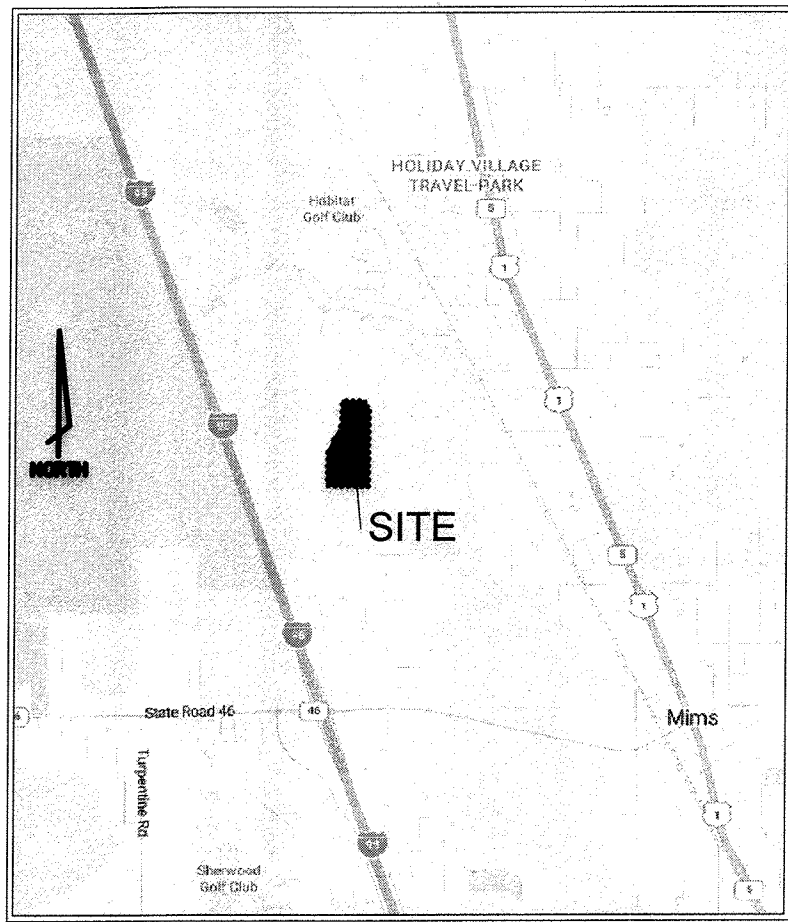
A PORTION OF TRACT H, WALKABOUT P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 27, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST; THENCE SOUTH 00°47'47" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 1,333.50 FEET; THENCE SOUTH 88°36'36" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT H AND THE NORTH LINE OF OFFICIAL RECORDS BOOK 3113, PAGE 2411 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 661.47 FEET, TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 3113, PAGE 2411; THENCE SOUTH 00°48'16" EAST, ALONG SAID EAST LINE OF TRACT H AND THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 3113, PAGE 2411, A DISTANCE OF 26.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°48'16" EAST, ALONG SAID EAST LINE OF TRACT H AND THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3113, PAGE 2411 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 1,288.74 FEET; THENCE SOUTH 00°48'26" EAST, CONTINUE ALONG SAID WEST LINE, A DISTANCE OF 188.27 FEET; THENCE SOUTH 89°07'02" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 568.00 FEET; THENCE SOUTH 85°19'36" WEST, A DISTANCE OF 52.82 FEET, TO A NON TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 835.43 FEET, SAID CURVE BEING THE EAST LINE OF TRACT F, THE LAKES AT INDIAN RIVER PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 30 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF INDIAN RIVER PARKWAY; THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES:

- (1) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.53 FEET, THROUGH A CENTRAL ANGLE OF 10°15'18", (CHORD BEARING NORTH 00°26'48" EAST, A CHORD LENGTH OF 149.33 FEET), TO THE POINT OF TANGENCY;
- (2) THENCE NORTH 05°35'50" EAST, A DISTANCE OF 276.97 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 460.00 FEET;
- (3) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 219.24 FEET, THROUGH A CENTRAL ANGLE OF 27°18'27", (CHORD BEARING OF NORTH 19°15'03" EAST, A CHORD LENGTH OF 217.17 FEET), TO THE POINT OF TANGENCY;
- (4) THENCE NORTH 32°54'16" EAST, A DISTANCE OF 307.03 FEET, TO THE POINT OF CURVATURE CONCAVE TO THE WEST HAVING A RADIUS OF 640.00 FEET;
- (5) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.30 FEET, THROUGH A CENTRAL ANGLE OF 05°13'10", (A CHORD BEARING OF NORTH 30°17'41" EAST, AND A CHORD LENGTH OF 58.28 FEET), TO THE EASTERLY LINE OF TRACT K, OF THE PLAT OF WALKABOUT P.U.D. AS RECORDED IN PLAT BOOK 49, PAGE 27, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE OF TRACT F, ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF INDIAN RIVER PARKWAY, AND ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE OF SAID TRACT K, A DISTANCE OF 47.21 FEET, THROUGH A CENTRAL ANGLE OF 90°10'29", (A CHORD BEARING OF NORTH 72°46'19" EAST, A CHORD LENGTH OF 42.49 FEET), TO THE POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 189.26 FEET, THROUGH A CENTRAL ANGLE OF 193°57'38", (A CHORD BEARING OF NORTH 20°52'42" EAST, A CHORD LENGTH OF 99.26 FEET), TO THE POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 47.21 FEET, THROUGH A CENTRAL ANGLE OF 90°10'14", (A CHORD BEARING OF NORTH 31°00'59" WEST, A CHORD LENGTH OF 42.49 FEET), TO THE AFOREMENTIONED EAST LINE OF TRACT F AND THE POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 640.00 FEET; THENCE ALONG THE EAST LINE OF SAID TRACT F AND THE ARC OF SAID CURVE, A DISTANCE OF 219.21 FEET, THROUGH A CENTRAL ANGLE OF 19°37'28", (A CHORD BEARING OF NORTH 04°15'34" EAST, A CHORD LENGTH OF 218.14 FEET), TO A POINT OF TANGENCY; THENCE NORTH 05°33'10" WEST, ALONG SAID EAST LINE, A DISTANCE OF 271.88 FEET; THENCE NORTH 84°26'50" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 33°39'26" EAST, A DISTANCE OF 33.60 FEET; THENCE NORTH 71°51'08" EAST, A DISTANCE OF 38.29 FEET; THENCE NORTH 86°40'08" EAST, A DISTANCE OF 56.22 FEET; THENCE SOUTH 05°08'28" EAST, A DISTANCE OF 68.33 FEET; THENCE NORTH 89°58'30" EAST, A DISTANCE OF 114.60 FEET, TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 635,084 SQUARE FEET OR 14.58 ACRES, MORE OR LESS.

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



VICINITY MAP

ABBREVIATIONS

B.B.	BEARING BASE
B.M.	BENCH MARK
CB	CHORD BEARING
CL	CHORD LENGTH
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
Δ	DELTA (CENTRAL ANGLE)
C.M.	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
E	EAST
E.O.C.	END OF CURVE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION FORMERLY KNOW AS
FKA (FT)	FEET
GPS	GLOBAL POSITIONING SYSTEM
HOA	HOME OWNERS ASSOCIATION
IRC	IRON ROD & CAP AS NOTED
KM	KILOMETERS
L	LENGTH
MI	MILES
N	NORTH
No.	NUMBER
N.R.	NON-RADIAL
NTC	NON-TANGENT CURVE
NTI	NON-TANGENT INTERSECTION
O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
RAW	RIGHT OF WAY
S	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
TYP.	TYPICAL
W.	WEST
•	PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"
•	PRM - SET 4"x4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED
•	LOT/TRACT CORNER - 5/8" IRC STAMPED "KMA LB 8351"

PLAT NOTES

1. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF A PORTION OF TRACT H, WALKABOUT P.U.D., P.B. 49, PG. 27, BEARS S00°48'16"E AS MEASURED.
2. CONTACT BREVARD COUNTY SURVEY DEPARTMENT FOR INFORMATION CONCERNING BENCHMARK NO. B4A31 SET WITHIN LIMITS OF THIS PLAT.
3. PERMANENT REFERENCE MONUMENTS, "P.R.M.," WILL BE SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
4. EACH P.C.P. WILL BE SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
5. ALL LOT AND TRACT CORNERS HAVE BEEN SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
6. ALL LOT LINES EMANATING FROM A CURVE ARE RADIAL UNLESS SHOWN OTHERWISE AS (N.R.) NON-RADIAL.
7. THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:

A. A 10 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO AND CONTIGUOUS WITH ALL PRIVATE ROADS.

B. A 5 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES. WHERE MORE THAN ONE LOT IS USED AS A BUILDING SITE, SIDE EASEMENTS WILL REVERT TO OUTER LOT LINES ONLY, UNLESS DRAINAGE FACILITIES EXIST ALONG INTERIOR LOT LINES.

C. A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG ALL REAR LOTS LINES.

D. A PERPETUAL EASEMENT IS HEREBY DEDICATED OVER ALL DRAINAGE TRACTS AND PRIVATE DRAINAGE EASEMENTS TO BREVARD COUNTY FOR EMERGENCY ACCESS AND MAINTENANCE.

8. ALL PRIVATE RIGHT OF WAYS WITHIN THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, BREVARD COUNTY MOSQUITO CONTROL DISTRICT, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. BREVARD COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

9. ALL PUBLIC UTILITY EASEMENTS ARE ALSO FOR THE BENEFIT OF FLORIDA POWER AND LIGHT COMPANY AND ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO POTABLE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

10. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.

11. TRACTS P-7 THROUGH P-9 ARE HEREBY RESERVED FOR LANDSCAPE AND ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.

12. TRACT ST-4 IS HEREBY RESERVED FOR STORMWATER MANAGEMENT, DRAINAGE & ACCESS AND IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.

13. TRACTS CE-9 & CE-11 ARE HEREBY RESERVED FOR CONSERVATION AND IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC. NO CLEARING OR FILL DEVELOPMENT IS ALLOWED WITHIN ITS BOUNDARIES.

14. TRACT RW-3 IS HEREBY RESERVED FOR PRIVATE ROAD RIGHT OF WAY AND IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PHASE 3 NEIGHBORHOOD ASSOCIATION, INC.

15. FOR CONSERVATION EASEMENTS CREATED BY THIS PLAT, THE USE IS RESTRICTED TO CONSERVATION ONLY. NO CLEARING OR FILL DEVELOPMENT IS ALLOWED WITHIN ITS BOUNDARIES.

16. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.

17. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.

18. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS

19. HOMEOWNERS ASSOCIATION DOCUMENTS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____, BREVARD COUNTY PUBLIC RECORDS.

20. FOR MORTGAGE JOINDER IN FAVOR OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION SEE OFFICIAL RECORDS BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

21. FOR MORTGAGE JOINDER IN FAVOR OF D.R. HORTON, INC., SEE OFFICIAL RECORDS BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

22. THE LANDS SUBDIVIDED HEREIN ARE SUBJECT TO THE FOLLOWING:

22.1. CONSTRUCTION MORTGAGE AND FIXTURE FILING WITH ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, DATED APRIL 3, 2025, RECORDED APRIL 4, 2025 IN OFFICIAL RECORDS BOOK 10302, PAGE 2560, IN BREVARD COUNTY, FLORIDA, SECURING THE AMOUNT OF \$21,660,000.00.

22.2. MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF D.R. HORTON, INC., DELAWARE CORPORATION DATED APRIL 3, 2025, RECORDED APRIL 7, 2025 IN OFFICIAL RECORDS BOOK 10303, PAGE 2987, IN BREVARD COUNTY, FLORIDA, SECURING THE AMOUNT OF \$5,674,800.00

CONTINUED ON SHEET 2

PLAT BOOK ____ PAGE ____

SHEET 1 OF 5

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

DEDICATION

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

LINKS AT INDIAN RIVER PRESERVE (POD 10)

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

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON July 7, 2026.

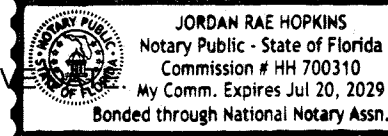
BY: [Signature]
ANAND JOBALIA, OFFICER
CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
444 SEABRIDGE BLVD, SUITE 805
DAYTONA BEACH, FL 32118

WITNESS: [Signature]

WITNESS: [Signature]

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON 2026 ANAND JOBALIA, OFFICER OF CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED A DRIVERS LICENSE AS IDENTIFICATION. UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; AND THAT THE DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.



IN WITNESS WHEREOF, I SET MY HAND AND SEAL ON THE ABOVE
NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: July 20, 2026

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON DECEMBER 29, 2026 I COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT THE BOUNDARY LINES ON THE PLATTED PARCEL ARE A TRUE AND CORRECT REPRESENTATION OF SUCH LINES IN ACCORDANCE WITH SAID BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS (P.C.P.S), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND COUNTY CODE 62-2841(C)(D).

[Signature] DATED: 2 July 2026
FRANCIS N. GUETTLER, P.S.M. NO. 7473
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR: KMA ENGINEERING & SURVEYING, LLC
1176 25TH STREET, VERO BEACH, FL 32960

CERTIFICATE OF COUNTY SURVEYOR

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

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

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON ____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.
____ THAD ALTMAN, CHAIR

____ CLERK OF THE BOARD

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS

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

____ THAD ALTMAN, CHAIR

____ CLERK OF THE BOARD

CERTIFICATE OF THE CLERK

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

____ AT ____ FILE NO. ____

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

SHEET INDEX

1. COVER SHEET
2. PLAT NOTES (CONTINUED)
3. OVERALL BOUNDARY
4. PLAT BOUNDARY (SOUTH)
5. PLAT BOUNDARY (NORTH)

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



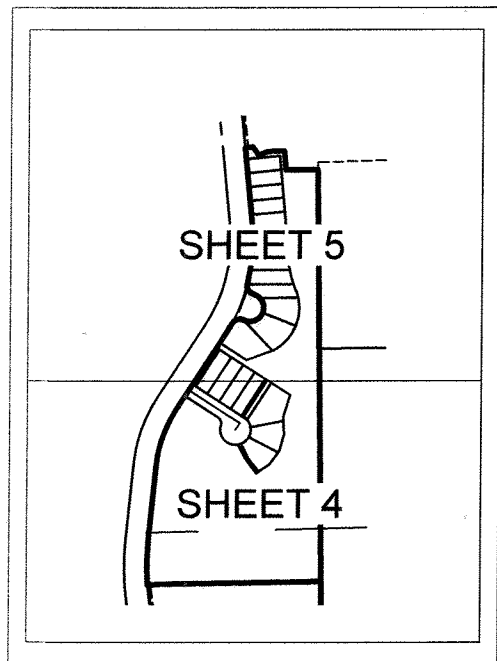
KMA Engineering & Surveying, LLC

Consulting Engineers & Surveyors

1176 25th St, Vero Beach, FL 32960

Phone: (772) 569-6680 E-Mail: survey@kmafl.com

Certificate of Authorization Number: L.B.8351



KEY MAP

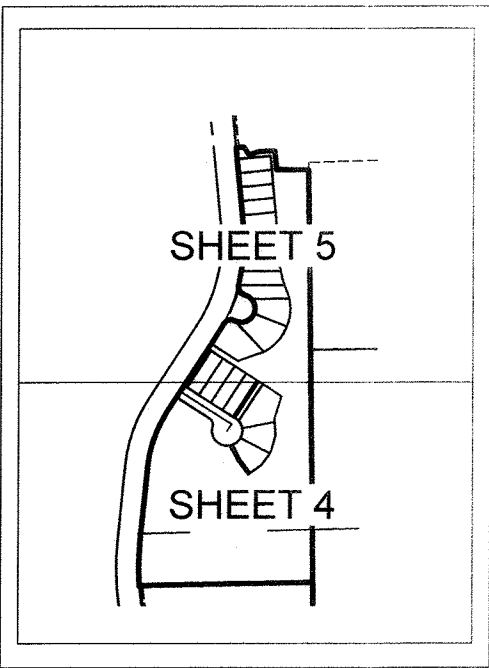
LINKS AT INDIAN RIVER PRESERVE
(POD 10)

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

PLAT BOOK _____ PAGE _____

SHEET 2 OF 5

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



KEY MAP

ABBREVIATIONS

B.B.	BEARING BASE
B.M.	BENCH MARK
CB	CHORD BEARING
CL	CHORD LENGTH
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
Δ	DELTA (CENTRAL ANGLE)
C.M.	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
E.	EAST
EOC	END OF CURVE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FKA	FORMERLY KNOWN AS
IRC	IRON ROD & CAP AS NOTED
L	LENGTH
N.	NORTH
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N.R.	NON-RADIAL
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O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
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PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG.	PAGE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT OF WAY
S.	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
TYP.	TYPICAL
W.	WEST
●	PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"
▣	PRM - SET 4"X4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED
•	LOT/TRACT CORNER - 5/8" IRC STAMPED "KMA LB 8351"

PLAT NOTES

CONTINUED FROM SHEET 1

- 22.3. TRI-PARTY AGREEMENT BY AND BETWEEN WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, D.R. HORTON, INC., A DELAWARE CORPORATION AND CRE-JDG INDIAN RIVER PRESERVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 7, 2025 IN OFFICIAL RECORDS BOOK 10304, PAGE 1 OF BREVARD COUNTY, FLORIDA.
- 22.4. EXCLUSIVE WELL SITE EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED JUNE 9, 2020 IN OFFICIAL RECORDS BOOK 8761, PAGE 2054, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 22.5. EASEMENT IN FAVOR OF BELL SOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T SOUTHEAST, AND ITS AFFILIATES, SUCCESSORS, AND ASSIGNS AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 8, 2018 IN OFFICIAL RECORDS BOOK 8304, PAGE 1690, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 22.6. SUB-EASEMENT AND MEMORANDUM OF AGREEMENT TO MASTER COMMUNITY INFRASTRUCTURE AGREEMENT RECORDED AUGUST 25, 2005 IN OFFICIAL RECORDS BOOK 5522, PAGE 8084; ASSIGNMENT OF EASEMENT RECORDED OCTOBER 22, 2007 IN OFFICIAL RECORDS BOOK 5820, PAGE 1115; ASSIGNMENT OF EASEMENT RECORDED SEPTEMBER 25, 2012 IN OFFICIAL RECORDS BOOK 6697, PAGE 1988, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 22.7. DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB RECORDED JANUARY 3, 2006 IN OFFICIAL RECORDS BOOK 5404, PAGE 3641; FIRST AMENDED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB, RECORDED AUGUST 25, 2005 IN OFFICIAL RECORDS BOOK 5522, PAGE 7854, AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED JULY 24, 2013 IN OFFICIAL RECORDS BOOK 6930, PAGE 2738, AS FURTHER AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED JULY 16, 2015 IN OFFICIAL RECORDS BOOK 7410, PAGE 2729, FURTHER AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT TO THE BYLAWS OF WALKABOUT PROPERTY OWNERS ASSOCIATION, INC., RECORDED MARCH 21, 2016 IN OFFICIAL RECORDS BOOK 7573, PAGE 1211, TOGETHER WITH THAT CERTAIN TOTAL AND EXCLUSIVE ASSIGNMENT OF DECLARANT/DECLARANT RIGHTS, RECORDED MARCH 12, 2013 IN OFFICIAL RECORDS BOOK 6823, PAGE 2540; DECLARANT'S AMENDMENT TO FIRST AMENDED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WALKABOUT GOLF AND COUNTRY CLUB, RECORDED MARCH 28, 2019 IN OFFICIAL RECORDS BOOK 8399, PAGE 1187, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 22.8. RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF WALKABOUT P.U.D. RECORDED DECEMBER 17, 2002 IN PLAT BOOK 49, PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 22.9. NON-EXCLUSIVE INGRESS/EGRESS EASEMENT AND NON-EXCLUSIVE PIPELINE EASEMENT TO COUNTY WELL SITE AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 4, 1999 IN OFFICIAL RECORDS BOOK 3947, PAGE 3259, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 22.10. EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF BREVARD COUNTY, AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 1967 IN OFFICIAL RECORDS BOOK 939, PAGE 267, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 22.11. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED APRIL 17, 2025 IN OFFICIAL RECORDS BOOK 10313, PAGE 1234, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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Certificate of Authorization Number: L.B.8351

PLAT BOOK _____ PAGE _____
SHEET 3 OF 5
SECTION 12, TWP. 21S., RANGE 34 E.

UNPLATTED
NOT A PART OF THIS PLAT
PARCEL ID: 21-34-12-00-5
ORB 3113, PG. 2411

UNPLATTED
NOT A PART OF THIS PLAT
PARCEL ID: 21-34-12-00-8
ORB 3113, PG. 2411

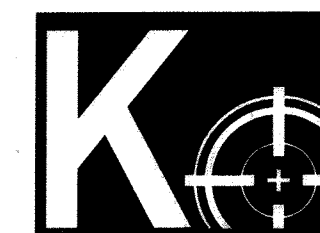
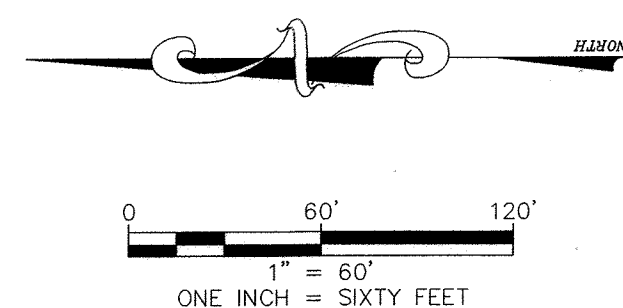
UNPLATTED
NOT A PART OF THIS PLAT
PARCEL ID: 21-34-12-00-5
ORB 3113, PG. 2411

WEST LINE OF LANDS
IN ORB 3113, PG. 2411
S00°48'26"E 188.27'

PRM
N: 1580113.9446
E: 698593.1281

S89°07'02"W 568.00'
PORTION OF TRACT H
WALKABOUT P.U.D.
PLAT BOOK 49, PAGE 27
NOT A PART OF THIS PLAT

B.B.	BEARING BASE
B.M.	BENCH MARK
CB	CHORD BEARING
CL	CHORD LENGTH
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
Δ	DELTA (CENTRAL ANGLE)
C.M.	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
E.	EAST
EOC	END OF CURVE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FKA	FORMERLY KNOW AS
ID	IDENTIFICATION
IRC	IRON ROD & CAP AS NOTED
L	LENGTH
N	NORTH
No.	NUMBER
N.R.	NON-RADIAL
NTC	NON-TANGENT CURVE
NTI	NON-TANGENT INTERSECTION
O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
S.	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
TY.	TYPICAL
W.	WEST
PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"	
□	PRM - SET 4"x4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED
•	LOT/TRACT CORNER - 5/8" IRC STAMPED "KMA LB 8351"



INDIAN RIVER
PARKWAY
TRACT F
P.B. 68, PG. 30
NOT A PART OF
THIS PLAT

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LINKS AT INDIAN RIVER PRESERVE (POD 10)

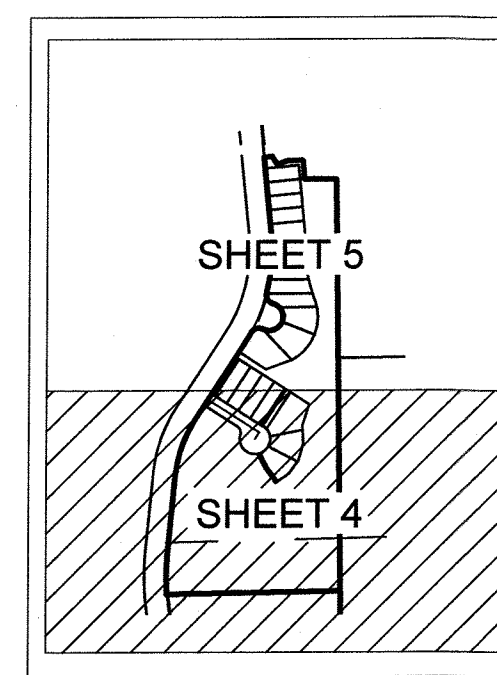
A REPLAT OF A PORTION TRACT H OF WALKABOUT P.U.D., AS RECORDED IN PLAT BOOK 49,
PAGE 27, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST

PLAT BOOK _____ PAGE _____

SHEET 4 OF 5

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

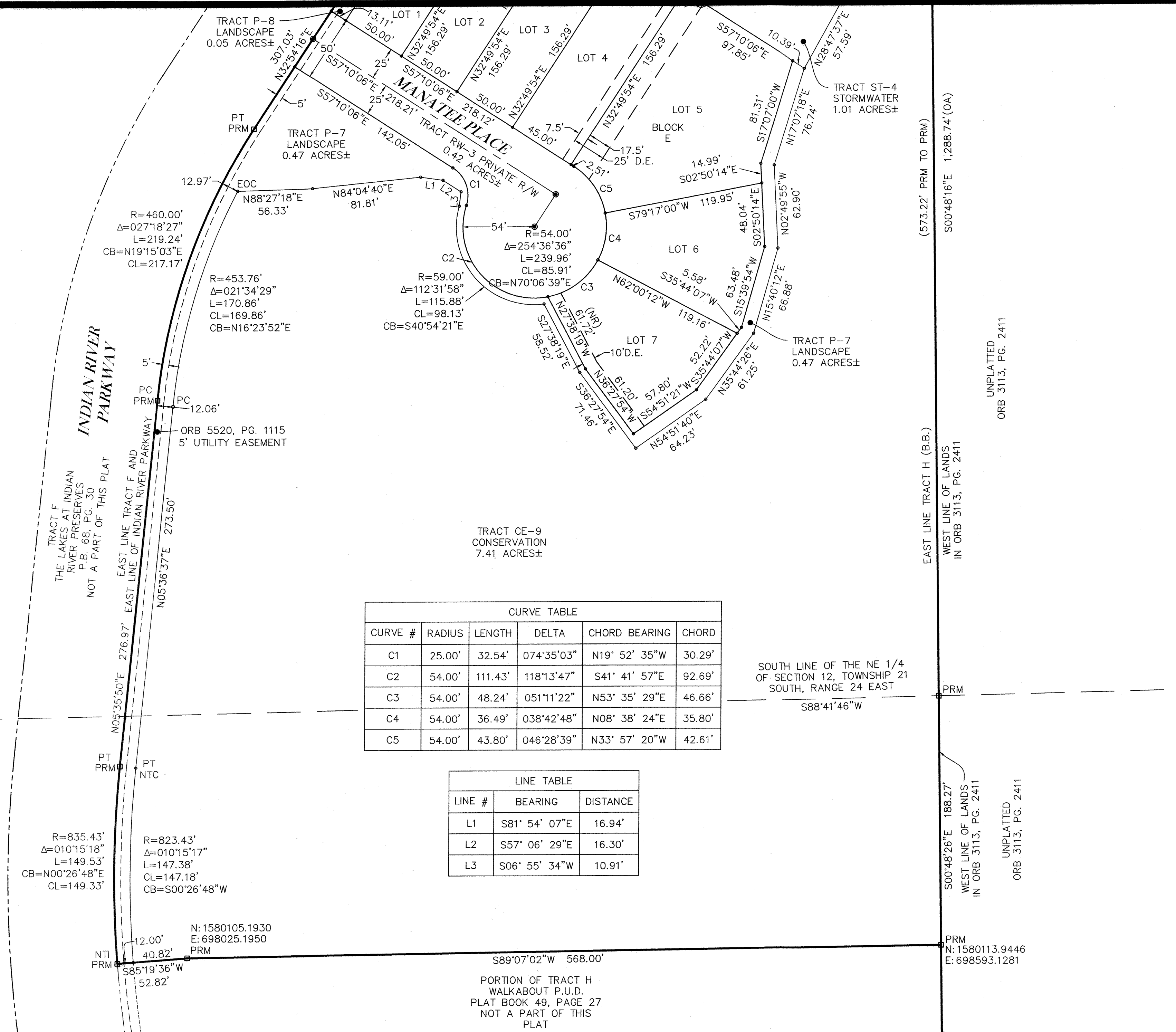
MATCHLINE - SEE SHEET 5



KEY MAP

ABBREVIATIONS

- B.B. BEARING BASE
- B.M. BENCH MARK
- C1 CURVE INFORMATION
- CB CHORD BEARING
- CL CHORD LENGTH
- CMD CONCRETE MONUMENT & DISK (AS NOTED)
- Δ DELTA (CENTRAL ANGLE)
- C.M. CONCRETE MONUMENT
- D.E. PRIVATE DRAINAGE EASEMENT
- E. EAST
- EOC END OF CURVE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FKA FORMERLY KNOWN AS
- IRC IRON ROD & CAP AS NOTED
- L. LENGTH
- L1 LINE INFORMATION
- N. NORTH
- No. NUMBER
- N.R. NON-RADIAL
- NTC NON-TANGENT CURVE
- NTI NON-TANGENT INTERSECTION
- O/A OVERALL
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PG. PAGE
- P.O.B. POINT OF BEGINNING
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- PRC POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R. RADIUS
- R/W RIGHT OF WAY
- S. SOUTH
- SQ. FT. SQUARE FEET
- ST. STREET
- TYP. TYPICAL
- W. WEST
- PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"
- PRM - SET 4"x4" CMD STAMPED "KMA LB 8351 PRM" OR FOUND AS NOTED
- LOT/TRACT CORNER - 5/8" IRC STAMPED "KMA LB 8351"



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	32.54'	074°35'03"	N19° 52' 35"W	30.29'
C2	54.00'	111.43'	118°13'47"	S41° 41' 57"E	92.69'
C3	54.00'	48.24'	051°11'22"	N53° 35' 29"E	46.66'
C4	54.00'	36.49'	038°42'48"	N08° 38' 24"E	35.80'
C5	54.00'	43.80'	046°28'39"	N33° 57' 20"W	42.61'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S81° 54' 07"E	16.94'
L2	S57° 06' 29"E	16.30'
L3	S06° 55' 34"W	10.91'



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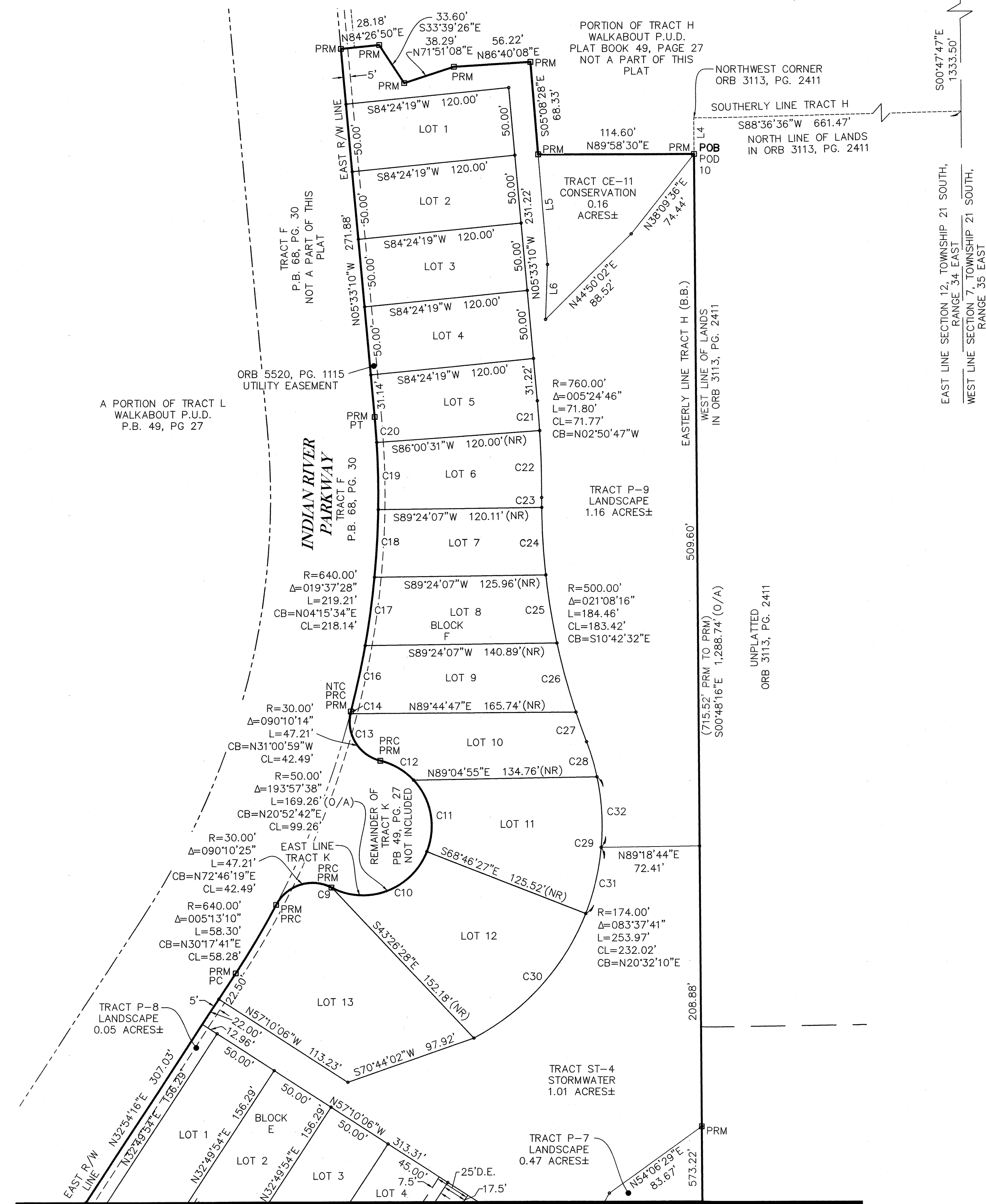
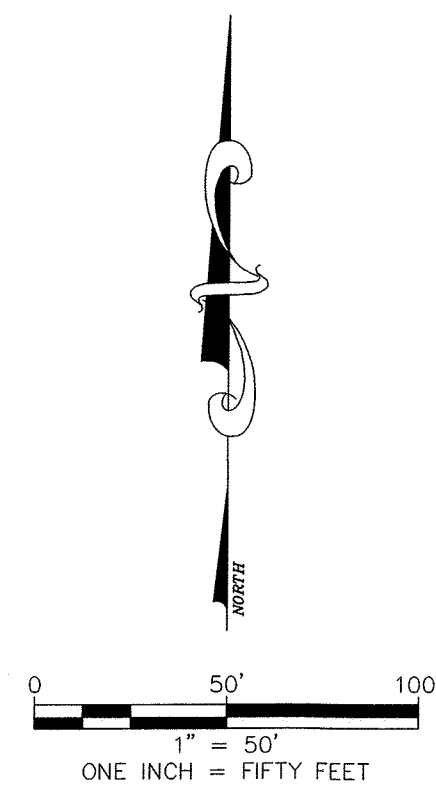
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LINKS AT INDIAN RIVER PRESERVE (POD 10)

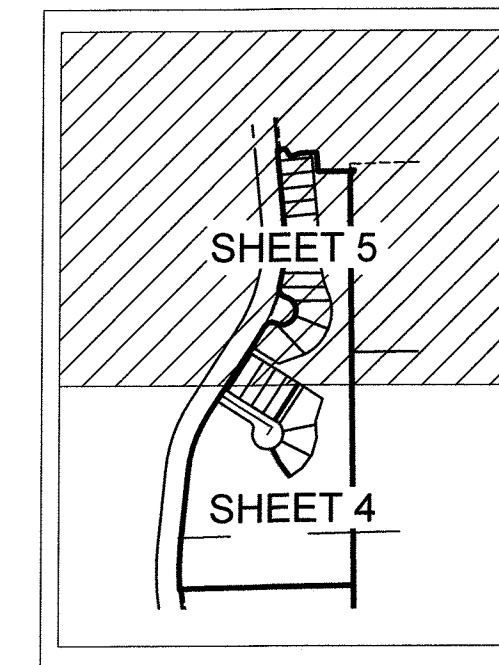
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SECTION 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	S00° 48' 16"E	26.59'
L5	S05° 08' 28"E	81.27'
L6	S01° 32' 26"W	40.33'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C9	50.00'	0.83'	000°56'58"	S62° 36' 58"E	0.83'
C10	50.00'	83.34'	095°30'07"	N69° 09' 29"E	74.02'
C11	50.00'	56.34'	064°33'43"	N10° 52' 26"W	53.41'
C12	50.00'	28.75'	032°56'49"	N59° 37' 42"W	28.36'
C13	29.98'	45.50'	086°56'50"	N32° 39' 33"W	41.26'
C14	30.00'	1.72'	003°17'08"	S12° 25' 35"W	1.72'
C16	640.00'	49.84'	004°27'41"	N11° 50' 28"E	49.82'
C17	640.00'	50.50'	004°31'15"	N07° 21' 00"E	50.48'
C18	640.00'	50.10'	004°29'08"	N02° 50' 48"E	50.09'
C19	640.00'	49.93'	004°28'13"	N01° 37' 52"W	49.92'
C20	640.00'	18.84'	001°41'10"	N04° 42' 34"W	18.83'
C21	760.00'	22.11'	001°39'59"	N04° 43' 10"W	22.10'
C22	760.00'	49.69'	003°44'46"	N02° 00' 47"W	49.68'
C23	500.00'	7.35'	000°50'32"	S00° 33' 40"E	7.35'
C24	500.00'	50.10'	005°44'28"	S03° 51' 10"E	50.08'
C25	500.00'	50.65'	005°48'14"	S09° 37' 32"E	50.63'
C26	500.00'	53.15'	006°05'28"	S15° 34' 23"E	53.13'
C27	500.00'	23.21'	002°39'34"	S19° 56' 53"E	23.21'
C28	174.00'	27.02'	008°53'48"	N16° 49' 47"W	26.99'
C29	174.00'	101.79'	033°31'05"	N04° 22' 40"E	100.34'
C30	174.00'	125.16'	041°12'48"	N41° 44' 36"E	122.48'
C31	174.00'	49.74'	016°22'43"	N12° 56' 51"E	49.57'
C32	174.00'	52.05'	017°08'22"	N03° 48' 42"W	51.86'



PLAT BOOK _____ PAGE _____
SHEET 5 OF 5
SECTION 12, TWP. 21S., RANGE 34 E.



KEY MAP

ABBREVIATIONS

B.B.	BEARING BASE
B.M.	BENCH MARK
C9	CURVE INFORMATION
CB	CHORD BEARING
CL	CHORD LENGTH
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
Δ	DELTA (CENTRAL ANGLE)
C.M.	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
E	EAST
EOC	END OF CURVE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FKA	FORMERLY KNOWN AS
IRC	IRON ROD & CAP AS NOTED
L	LENGTH
L4	LINE INFORMATION
N	NORTH
No.	NUMBER
N.R.	NON-RADIAL
NTC	NON-TANGENT CURVE
NTI	NON-TANGENT INTERSECTION
O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
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P.O.B.	POINT OF BEGINNING
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PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
S	SOUTH
SQ.FT.	SQUARE FEET
ST.	STREET
TYP.	TYPICAL
W.	WEST
•	PCP - NAIL & DISK STAMPED "KMA LB 8351 PCP"
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