

RYMAR GREENS AT INDIAN RIVER PRESERVE

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

REPLAT OF ALL OF THE GREENS AT INDIAN RIVER PRESERVE PODS 16&19, AS RECORDED IN PLAT BOOK 69, PAGE 84, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

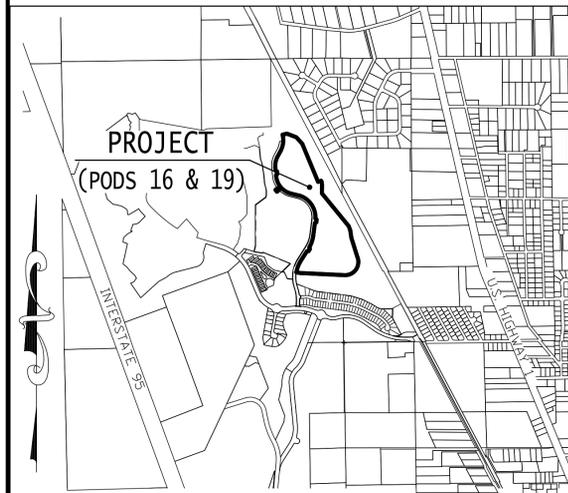
PLAT BOOK _____ PAGE _____

SHEET 1 OF 6

SECTION 1 TWP. 21 S., RANGE 34 E.
SECTION 6 TWP. 21 S., RANGE 35 E.

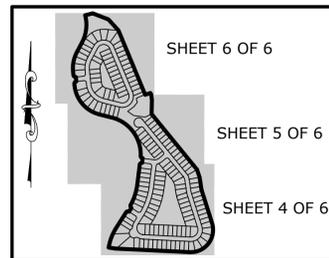
SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTIONS TRACT DATA TABLE LEGEND

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.



VICINITY MAP

(NOT TO SCALE)



KEY MAP

PREPARED BY: _____
(NOT TO SCALE)
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

PLAT NOTES:

- BEARINGS SHOWN ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF TRACT GC1 BEARS S39°22'32"E PER PLAT OF WALKABOUT GOLF COURSE, PLAT BOOK 59, PAGE 37.
- THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED:
 - 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.
 - 5-FOOT-WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE. 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.
 - AN INGRESS AND EGRESS EASEMENT TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE DRAINAGE & STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- TRACT A-OS14 IS HEREBY RESERVED FOR USABLE OPEN SPACE, DRAINAGE AND CONSERVATION AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PROPERTY OWNERS ASSOCIATION, INC. TRACT A-OS14 IS SUBJECT TO A WETLAND CONSERVATION EASEMENT AS SHOWN HEREON.
- TRACT C IS HEREBY RESERVED FOR STORMWATER MANAGEMENT, DRAINAGE AND ACCESS AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PROPERTY OWNERS ASSOCIATION, INC..
- TRACT G IS HEREBY RESERVED FOR GOLF COURSE, PASSIVE OPEN SPACE AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PROPERTY OWNERS ASSOCIATION, INC..
- TRACTS B, D, E, F, H AND I ARE HEREBY RESERVED FOR RECREATION, PASSIVE OPEN SPACE, AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY INDIAN RIVER PRESERVE PROPERTY OWNERS ASSOCIATION, INC..
- TRACTS RW-1 AND RW-2 ARE HEREBY RESERVED FOR PRIVATE ROAD RIGHT OF WAY AND SHALL BE OWNED AND MAINTAINED BY THE INDIAN RIVER PRESERVE PROPERTY OWNERS ASSOCIATION, INC..
- TRACT LS-1 IS HEREBY DEDICATED IN PERPETUITY TO BREVARD COUNTY FOR UTILITIES & LIFT STATION.
- IN THE EVENT 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.
- 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 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.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE INDIAN RIVER PRESERVE PROPERTY OWNERS ASSOCIATION, INC. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR OR RESTORATION OF ANY LOT DRAINAGE, STORMWATER PIPES, STORMWATER STRUCTURES AND ASSOCIATED STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT OR DRAINAGE TRACT SHOWN GRAPHICALLY OR DESCRIBED IN THE NOTES AS PRIVATE.
- CONTACT BREVARD COUNTY SURVEY DEPARTMENT FOR INFORMATION CONCERNING BENCHMARK NO. B4A03, NO. B4A04 AND NO. B4A08 SET WITHIN THE VICINITY OF THIS PLAT.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(7), 177.091(8), AND 177.091(9), AS AMENDED.
- ALL LOT LINES EMANATING FROM A RIGHT-OF-WAY CURVE ARE RADIAL UNLESS SHOWN OTHERWISE AS (N.R.) NON-RADIAL.
- DECLARATIONS OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 9183, PAGE 1181, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LISTED EXCEPTIONS / MATTERS OF RECORD:

- PLAT OF THE GREENS AT INDIAN RIVER PRESERVE PODS 16 & 19 RECORDED IN PLAT BOOK 69, PAGE 95.
- NEIGHBORHOOD DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE GREENS AT INDIAN RIVER PRESERVE (PODS 16 AND 19) RECORDED IN OFFICIAL RECORDS BOOK 9183, PAGE 1181.
- SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 9183, PAGE 1283.
- CERTIFICATE REGARDING PAID REAL ESTATE TAXES RECORDED IN OFFICIAL RECORDS BOOK 9183, PAGE 1287.
- JOINER AND CONSENT OF MASTER DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 9183, PAGE 1288.
- SIDEWALK ASSESSMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9192, PAGE 2338.
- AMENDED AND RESTATED SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 9276, PAGE 2396.
- NOTICE OF RECORDING BOARD OF RESOLUTION ON PARTICIPATION IN MEETINGS BY MEANS OF REMOTE COMMUNICATION RECORDED IN OFFICIAL RECORDS BOOK 9301, PAGE 1246.
- AMENDMENT TO SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 9317, PAGE 209.
- SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 9317, PAGE 213.

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.

KRISTINE ZONKA, 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. _____

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

CERTIFICATE OF COUNTY SURVEYOR

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

MICHAEL J. SWEENEY, LS 4870, COUNTY SURVEYOR
REGISTERED FLORIDA SURVEYOR AND MAPPER #4870

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 MAY 20, 2022, I COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND SHOWN HEREON AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND COUNTY ORDINANCE 62-2841(c)(d) AS AMENDED, AND THAT SAID LANDS ARE LOCATED IN BREVARD COUNTY, FLORIDA.

STEVE CARTECHINE, LS #4895
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR: INDIAN RIVER SURVEY, INC.
1835 20TH STREET VERO BEACH, FL 32960



CERTIFICATE OF ACCEPTANCE OF DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS TRACT LS-1 AND ALL EASEMENTS AND ALL OTHER AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.

KRISTINE ZONKA, CHAIR

CLERK OF THE BOARD

DEDICATION

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

RYMAR GREENS AT INDIAN RIVER PRESERVE

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES TRACT LS-1 AND 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 _____ 2022.

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

WITNESS: _____

WITNESS: _____

STATE OF CALIFORNIA, COUNTY OF ORANGE

THIS IS TO CERTIFY THAT ON _____, 2022, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, BY IGOR OLENICOFF, RESPECTIVELY AS PRESIDENT AND DIRECTOR OF THE ABOVE NAMED CORPORATION, FORMED 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 DATE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

JOINER IN DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, D.R. HORTON, INC., A DELAWARE CORPORATION, AS FEE SIMPLE OWNERS OF LANDS BEING LOTS 6 AND 7, BLOCK A; LOTS 1-47, BLOCK B; LOTS 1-26, BLOCK D; LOTS 2-4 AND 6-7, BLOCK E; LOTS 1-24, BLOCK F; LOTS 1 AND 9, BLOCK G; AND LOTS 1-11, BLOCK H;

RYMAR GREENS AT INDIAN RIVER PRESERVE

HEREBY JOINS IN AND CONSENTS TO THE FOREGOING DEDICATION SHOWN HEREON FOR THE SOLE AND EXCLUSIVE PURPOSE OF INCLUDING SAID LOTS.

BY: _____
JOHNNY LYNCH, III,
D.R. HORTON, INC., A DELAWARE CORPORATION
1430 CULVER DRIVE
PALM BAY, FLORIDA 32934

WITNESS: _____

WITNESS: _____

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY THAT ON _____, 2022, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, BY JOHNNY LYNCH, III, RESPECTIVELY AS _____ OF THE ABOVE NAMED CORPORATION, FORMED UNDER THE LAWS OF THE STATE OF DELAWARE. 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 DATE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RYMAR GREENS AT INDIAN RIVER PRESERVE

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

REPLAT OF ALL OF THE GREENS AT INDIAN RIVER PRESERVE PODS 16&19, AS RECORDED IN PLAT BOOK 69, PAGE 84, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 6

SECTION 1 TWP. 21 S., RANGE 34 E.
SECTION 6 TWP. 21 S., RANGE 35 E.

LEGAL DESCRIPTION: LS-1 - LIFT STATION

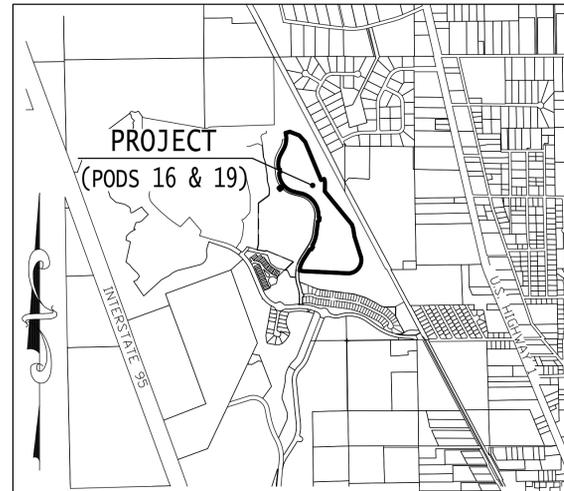
A REPLAT OF ALL OF TRACT LS-1, THE GREENS AT INDIAN RIVER PRESERVE PODS 16&19, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 84, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT DD, DIDGERIDOO DRIVE (60.00' PRIVATE ROAD RIGHT-OF-WAY) WALKABOUT GOLF COURSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;; THENCE N85°34'18"W (RADIAL) ALONG THE NORTH LINE OF SAID TRACT DD A DISTANCE OF 60.00 FEET TO THE WEST LINE OF SAID TRACT DD BEING THE END OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 23°40'23" AND A RADIAL BEARING OF N85°34'18"W; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE; SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 152.87 FEET TO POINT OF TANGENCY OF SAID CURVE; THENCE S28°06'05"W A DISTANCE OF 123.86 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 34°03'13", THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 255.57 FEET TO POINT OF TANGENCY OF SAID CURVE; THENCE S05°57'08"E A DISTANCE OF 163.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 30°57'37", THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 232.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S50°31'02"W A DISTANCE OF 50.00 FEET; THENCE S39°28'58"E A DISTANCE OF 46.00 FEET; THENCE N50°31'02"E A DISTANCE OF 50.40 FEET TO THE SAID WEST LINE OF TRACT DD BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 06°07'57" AND A CHORD BEARING N39°58'44"W, A DISTANCE OF 46.00 FEET, THENCE NORTHWESTERLY ALONG SAID WEST LINE AND CURVE AN ARC DISTANCE OF 46.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.05 ACRES OF LAND MORE OR LESS.

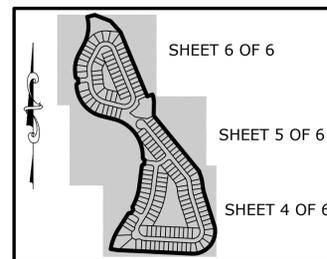
TRACT DATA TABLE			
TRACT	AREA (ACRES)	PURPOSE	OWNERSHIP & MAINTENANCE RESPONSIBILITY
A-OS14	3.22	USABLE OPEN SPACE, DRAINAGE & CONSERVATION	HOA
B	0.16	RECREATION, PASSIVE OPEN SPACE & DRAINAGE	HOA
C	2.58	STORMWATER MANAGEMENT, DRAINAGE AND ACCESS	HOA
D	0.16	RECREATION, PASSIVE OPEN SPACE & DRAINAGE	HOA
E	0.17	RECREATION, PASSIVE OPEN SPACE & DRAINAGE	HOA
F	0.29	RECREATION, PASSIVE OPEN SPACE & DRAINAGE	HOA
G	1.33	GOLF COURSE, PASSIVE OPEN SPACE & DRAINAGE	HOA
H	0.31	RECREATION, PASSIVE OPEN SPACE & DRAINAGE	HOA
I	0.64	RECREATION, PASSIVE OPEN SPACE & DRAINAGE	HOA
RW-1	2.32	PRIVATE ROAD RIGHT OF WAY	HOA
RW-2	4.24	PRIVATE ROAD RIGHT OF WAY	HOA
LS-1	0.05	LIFT STATION	BREVARD COUNTY

HOA=Indian River Preserve Property Owners Association Inc



VICINITY MAP

(NOT TO SCALE)



KEY MAP

(NOT TO SCALE)

LEGAL DESCRIPTION: RYMAR GREENS AT INDIAN RIVER PRESERVE:

A REPLAT OF ALL OF THE GREENS AT INDIAN RIVER PRESERVE PODS 16&19, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69 PAGE 84 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT DD, DIDGERIDOO DRIVE (60.00' PRIVATE ROAD RIGHT-OF-WAY) WALKABOUT GOLF COURSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 37, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 18°32'42", AND A RADIAL BEARING OF S85°34'18"E; THENCE NORTHEASTERLY ALONG SAID CURVE AND THE EASTERLY LINE OF TRACT GC-1, SAID WALKABOUT GOLF COURSE AN ARC DISTANCE OF 139.18 FEET; THENCE THE FOLLOWING 2 COURSES ALONG THE SOUTHERLY LINE OF SAID TRACT GC-1; N75°52'58"E A DISTANCE OF 86.20 FEET; THENCE S69°05'31"E A DISTANCE OF 190.86 FEET; THENCE THE FOLLOWING 11 COURSES ALONG THE WEST LINE OF SAID TRACT GC-1; S42°17'57"E A DISTANCE OF 167.70 FEET; THENCE S22°39'37"E A DISTANCE OF 780.81 FEET; THENCE N72°07'58"E A DISTANCE OF 61.26 FEET; THENCE S29°06'17"E A DISTANCE OF 19.10 FEET; THENCE S07°48'17"E A DISTANCE OF 58.71 FEET; THENCE S00°58'42"W A DISTANCE OF 161.12 FEET; THENCE S39°22'32"E A DISTANCE OF 805.55 FEET; THENCE S20°40'51"E A DISTANCE OF 78.50 FEET; THENCE S08°18'11"E A DISTANCE OF 153.31 FEET; THENCE S17°34'02"E A DISTANCE OF 395.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 110°20'19"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 481.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE THE FOLLOWING 2 COURSES ALONG THE NORTH LINE OF SAID TRACT GC-1; N87°13'43"W A DISTANCE OF 841.56 FEET; THENCE N80°47'11"W A DISTANCE OF 75.20 FEET TO THE EAST LINE OF SAID TRACT DD, BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 570.00 FEET, A RADIAL BEARING OF N80°47'11"W AND A CENTRAL ANGLE OF 23°24'55"; THENCE THE FOLLOWING 21 COURSES ALONG SAID EAST LINE; NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 232.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N32°37'44"E A DISTANCE OF 210.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N77°37'44"E, A DISTANCE OF 35.36 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N32°25'51"E A DISTANCE OF 50.02 FEET TO THE END OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°54'25", AND A CHORD BEARING N15°19'41"W, A DISTANCE OF 35.02 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 21°57'21"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 241.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N07°10'10" E A DISTANCE OF 224.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N52°10'10"E, A DISTANCE OF 35.36 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N06°53'00"E A DISTANCE OF 50.05 FEET TO THE END OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°25'34", AND A CHORD BEARING N42°05'27"W, A DISTANCE OF 34.87 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 430.00 FEET, AND A CENTRAL ANGLE OF 78°11'36"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 586.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N76°04'16"W A DISTANCE OF 144.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 370.00 FEET, AND A CENTRAL ANGLE OF 70°07'08"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 452.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N05°57'08"W A DISTANCE OF 21.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N39°02'52"E, A DISTANCE OF 35.36 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N05°57'08"W A DISTANCE OF 50.00 FEET TO THE END OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N50°57'08"W, A DISTANCE OF 35.36 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N05°57'08"W A DISTANCE OF 41.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 370.00 FEET, AND A CENTRAL ANGLE OF 34°03'13"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 219.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N28°06'05" E A DISTANCE OF 123.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 430.00 FEET, AND A CENTRAL ANGLE OF 23°40'23"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 177.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.56 ACRES OR 1,766,895.4 SQUARE FEET OF LAND MORE OR LESS

PREPARED BY:

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GPS CONTROL MONUMENT DATA TABLE DATUM = NAD83 (2011)						
COORDINATE VALUES SHOWN "N:/E:" REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT. THE COORDINATE VALUES SHOWN ON THIS PLAT WERE COMPUTED UTILIZING AUTOCAD 2018 SOFTWARE. A SCALE FACTOR OF 0.99996212 WAS APPLIED TO CONVERT GROUND DISTANCES TO GRID DISTANCES. ALL VALUES SHOWN ARE GROUND DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.						
STATION ID	PUBLISHED NORTHING (Y) (FEET)	PUBLISHED EASTING (X) (FEET)	Scale Factor	Convergence	Latitude (N)	Longitude (W)
GPS 1063	1577786.53	710,992.60	0.99994462	+0 04 55.3	28 40 26.32681	80 49 44.47810
GPS 1064RESET	1577714.57	707498.80	0.99994420	+0 04 36.5	28 40 25.66231	80 50 23.70332
ABBREVIATED DESCRIPTION OF MONUMENT LOCATION						
GPS 1063 PID AK7512	BREVARD COUNTY LOGO CAP STAMPED - GPS 1064 1993 2013 LOCATED 19.5 FT SOUTH OF THE CENTER OF WILEY AVENUE, APPROXIMATELY 1.25 MILES EAST OF US HIGHWAY 1					
GPS 1064RESET PID DP1668	BREVARD COUNTY LOGO CAP STAMPED - GPS 1064 RESET 1993 2013 LOCATED 14 FT SOUTH OF THE CENTER OF WILEY AVENUE, APPROXIMATELY 0.75 MILES EAST OF US HIGHWAY 1					

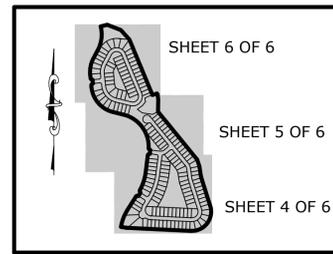
RYMAR GREENS AT INDIAN RIVER PRESERVE

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

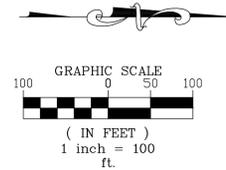
REPLAT OF ALL OF THE GREENS AT INDIAN RIVER PRESERVE PODS 16&19, AS RECORDED IN PLAT BOOK 69, PAGE 84, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 3 OF 6
SECTION 1 TWP. 21 S., RANGE 34 E.
SECTION 6 TWP. 21 S., RANGE 35 E.

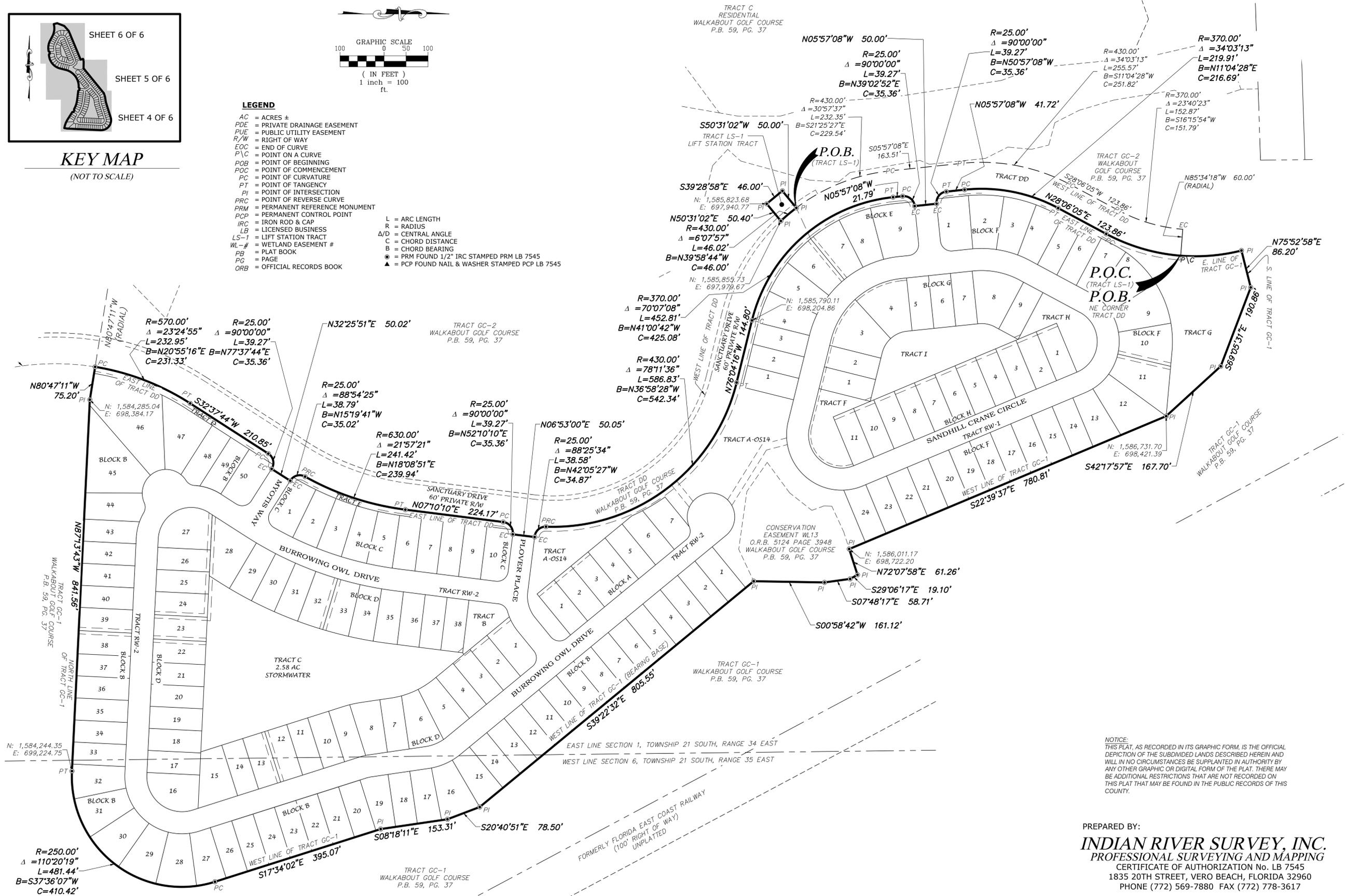


KEY MAP
(NOT TO SCALE)



LEGEND

- AC = ACRES ±
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 - PUE = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT OF WAY
 - EOC = END OF CURVE
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 - B = CHORD BEARING
 - ⊙ = PRM FOUND 1/2" IRC STAMPED PRM LB 7545
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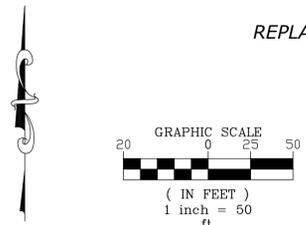
RYMAR GREENS AT INDIAN RIVER PRESERVE

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

REPLAT OF ALL OF THE GREENS AT INDIAN RIVER PRESERVE PODS 16&19, AS RECORDED IN PLAT BOOK 69, PAGE 84, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

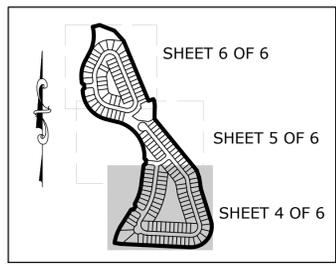
PLAT BOOK _____ PAGE _____

SHEET 4 OF 6
SECTION 1 TWP. 21 S., RANGE 34 E.
SECTION 6 TWP. 21 S., RANGE 35 E.



CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	66°25'19"	28.98'	S65°50'23"W	27.39'
C2	25.00'	23°34'42"	10.29'	N69°09'37"W	10.22'
C3	25.00'	90°00'00"	39.27'	N12°26'46"W	35.36'
C4	125.00'	23°34'41"	51.44'	S20°45'53"W	51.08'
C5	125.00'	5°25'13"	11.82'	S06°15'56"W	11.82'
C6	25.00'	53°48'57"	23.48'	N30°27'48"E	22.63'
C7	54.00'	18°34'13"	17.50'	S48°05'10"W	17.43'
C8	25.00'	53°48'57"	23.48'	N86°41'36"W	22.63'
C9	100.00'	9°15'51"	16.17'	S12°56'07"E	16.15'
C10	125.00'	9°15'51"	20.21'	S12°56'07"E	20.19'
C11	150.00'	9°15'51"	24.25'	S12°56'07"E	24.23'
C12	100.00'	31°04'21"	54.23'	N23°50'22"W	53.57'
C13	125.00'	31°04'21"	67.79'	N23°50'22"W	66.96'
C14	150.00'	31°04'21"	81.35'	N23°50'22"W	80.35'
C28	25.00'	93°02'45"	40.60'	N76°01'51"E	36.28'
C29	25.00'	24°07'26"	10.53'	S47°43'10"E	10.45'
C30	25.00'	64°46'59"	28.27'	S03°15'57"E	26.79'

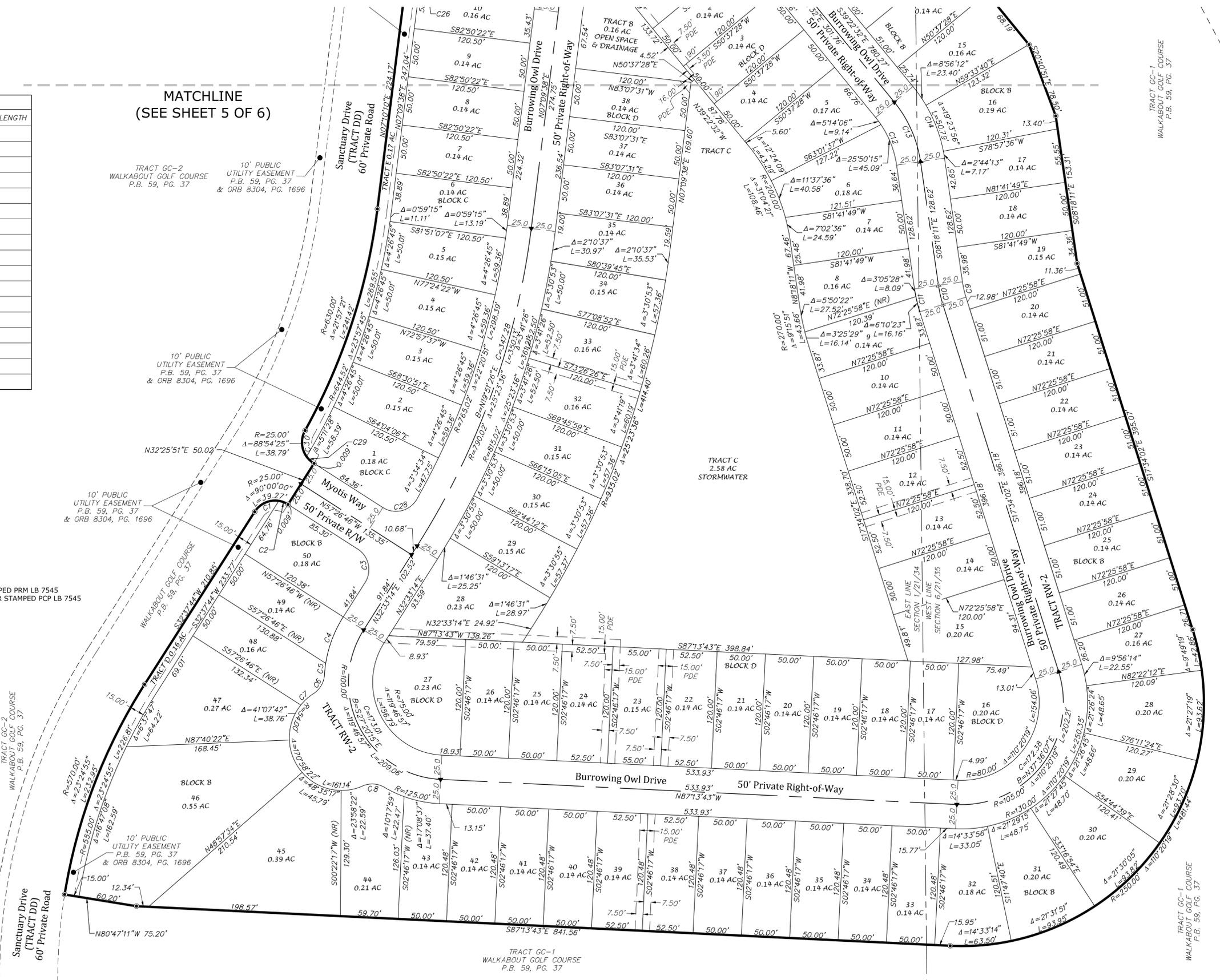
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KEY MAP
(NOT TO SCALE)

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MATCHLINE
(SEE SHEET 5 OF 6)

TRACT GC-2
WALKABOUT GOLF COURSE
P.B. 59, PG. 37

10' PUBLIC
UTILITY EASEMENT
P.B. 59, PG. 37
& ORB 8304, PG. 1696

10' PUBLIC
UTILITY EASEMENT
P.B. 59, PG. 37
& ORB 8304, PG. 1696

TRACT C
2.58 AC
STORMWATER

TRACT GC-1
WALKABOUT GOLF COURSE
P.B. 59, PG. 37

TRACT GC-1
WALKABOUT GOLF COURSE
P.B. 59, PG. 37

TRACT GC-1
WALKABOUT GOLF COURSE
P.B. 59, PG. 37

RYMAR GREENS AT INDIAN RIVER PRESERVE

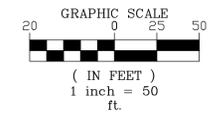
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 34 EAST AND SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

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PLAT BOOK _____ PAGE _____

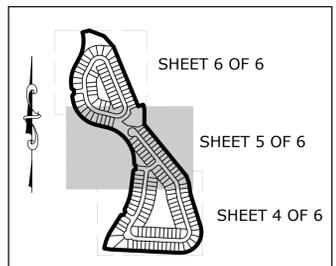
SHEET 5 OF 6
SECTION 1 TWP. 21 S., RANGE 34 E.
SECTION 6 TWP. 21 S., RANGE 35 E.

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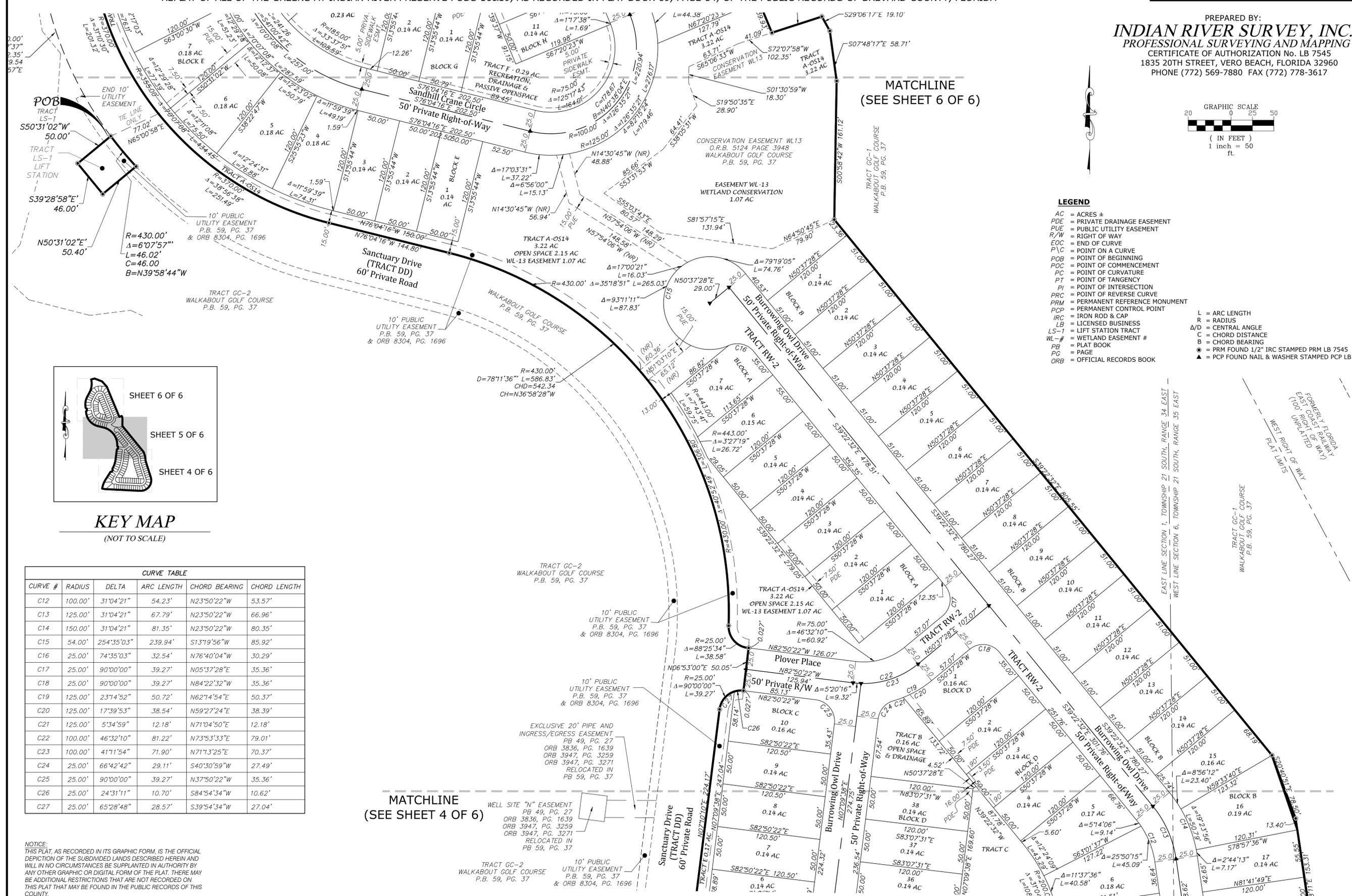
KEY MAP
(NOT TO SCALE)

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	100.00'	31°04'21"	54.23'	N23°50'22"W	53.57'
C13	125.00'	31°04'21"	67.79'	N23°50'22"W	66.96'
C14	150.00'	31°04'21"	81.35'	N23°50'22"W	80.35'
C15	54.00'	254°35'03"	239.94'	S13°19'56"W	85.92'
C16	25.00'	74°35'03"	32.54'	N76°40'04"W	30.29'
C17	25.00'	90°00'00"	39.27'	N05°37'28"E	35.36'
C18	25.00'	90°00'00"	39.27'	N84°22'32"W	35.36'
C19	125.00'	23°14'52"	50.72'	N62°14'54"E	50.37'
C20	125.00'	17°39'53"	38.54'	N59°27'24"E	38.39'
C21	125.00'	5°34'59"	12.18'	N71°04'50"E	12.18'
C22	100.00'	46°32'10"	81.22'	N73°53'33"E	79.01'
C23	100.00'	41°11'54"	71.90'	N71°13'25"E	70.37'
C24	25.00'	66°42'42"	29.11'	S40°30'59"W	27.49'
C25	25.00'	90°00'00"	39.27'	N37°50'22"W	35.36'
C26	25.00'	24°31'11"	10.70'	S84°54'34"W	10.62'
C27	25.00'	65°28'48"	28.57'	S39°54'34"W	27.04'

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MATCHLINE
(SEE SHEET 4 OF 6)

MATCHLINE
(SEE SHEET 6 OF 6)



EAST LINE SECTION 1, TOWNSHIP 21 SOUTH, RANGE 34 EAST
WEST LINE SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST
FORMERLY FLORIDA EAST COAST RAILWAY (100' RIGHT OF WAY UNPLATTED)
WEST RIGHT OF WAY PLAT LIMITS
TRACT GC-1 WALKABOUT GOLF COURSE P.B. 59, PG. 37
TRACT GC-2 WALKABOUT GOLF COURSE P.B. 59, PG. 37

RYMAR GREENS AT INDIAN RIVER PRESERVE

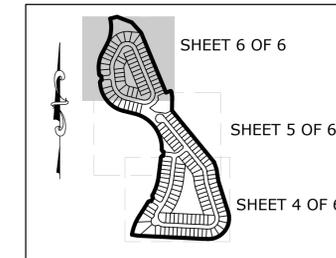
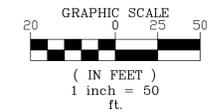
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 34 EAST AND SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

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PLAT BOOK _____ PAGE _____

SHEET 6 OF 6
SECTION 1 TWP. 21 S., RANGE 34 E.
SECTION 6 TWP. 21 S., RANGE 35 E.

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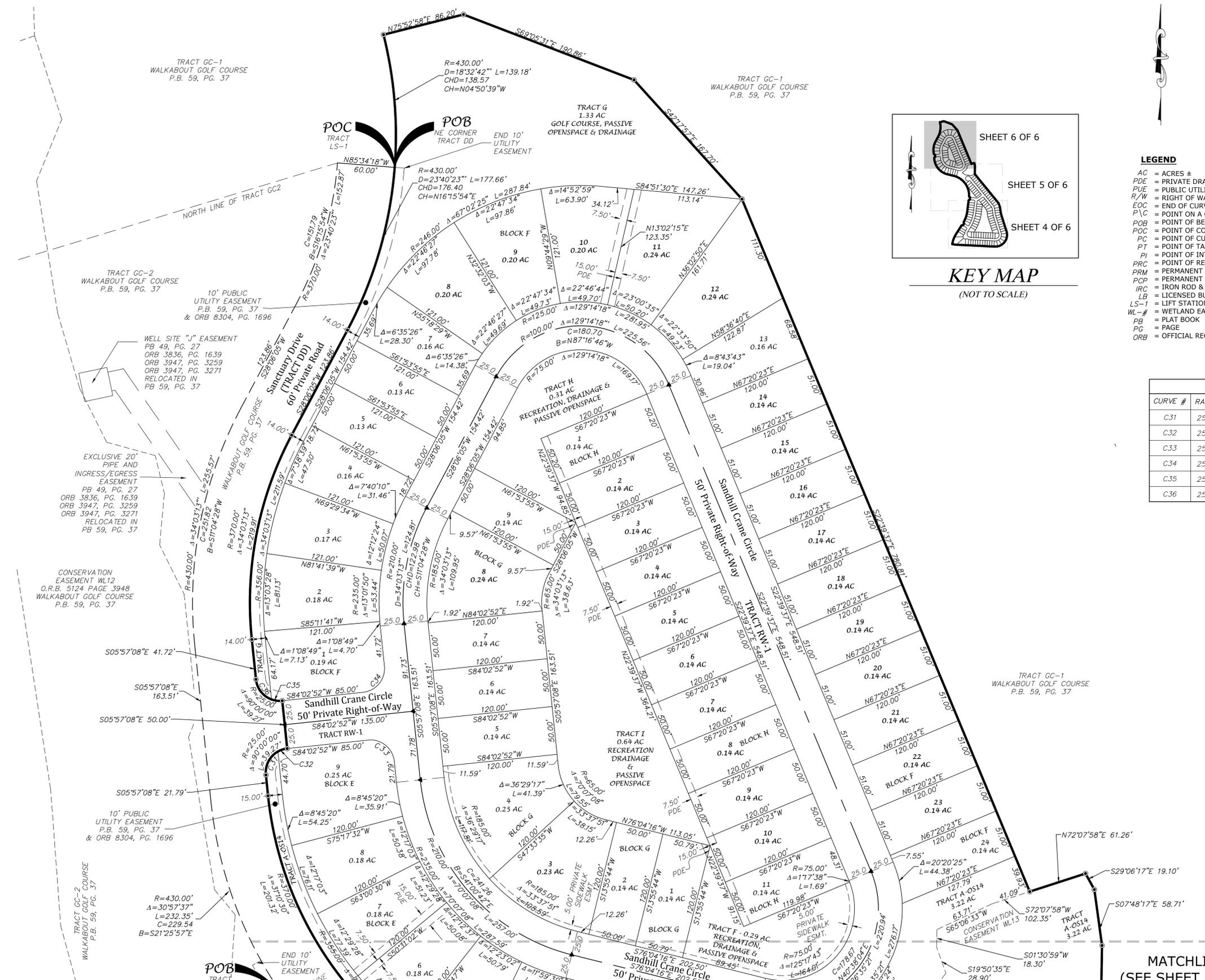


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CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	25.00'	66°25'18"	28.98'	S27°15'31"W	27.39'
C32	25.00'	23°34'42"	10.29'	S72°15'31"W	10.22'
C33	25.00'	90°00'00"	39.27'	N50°57'08"W	35.36'
C34	25.00'	90°00'00"	39.27'	N39°02'52"E	35.36'
C35	25.00'	26°06'14"	11.39'	S82°54'01"E	11.29'
C36	25.00'	63°53'46"	27.88'	S37°54'01"E	26.46'



MATCHLINE
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