

Subdivision No. 16SD00011 / 20FM00002

Project Name Savannah Landing

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 23rd day of February 2021, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and Surrey Homes, LLC, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

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

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

and all other improvements depicted in subdivision number 20FM00002. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

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

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

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

3. The PRINCIPAL agrees to complete said construction on or before the 15th day of April, 2021.


4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$ 3,324,855.00. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not Been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

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

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Rachel M. Sadoff, Clerk

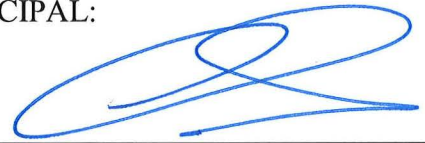

Rita Pritchett, Chair

As approved by the Board on: February 23, 2021.

WITNESSES:

PRINCIPAL:





Surrey Hornes, LLC, as President
2/1/21
DATE

State of: Florida


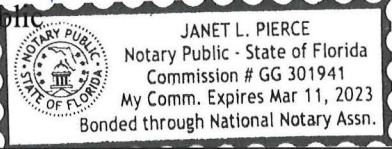
County of: Orange

The foregoing instrument was acknowledged before me this 1st day of February 20 21, by Christian Suann who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My commission expires:

S E A L

Commission Number:


Notary Public

JANET L. PIERCE
Notary Public - State of Florida
Commission # GG 301941
My Comm. Expires Mar 11, 2023
Bonded through National Notary Assn.
Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Surrey Homes, LLC, hereinafter referred to as "Owner" and, Atlantic Specialty Insurance Company, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$ 3,324,855.00, for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 23rd day of February, 20 21, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by April 15, 20 21, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

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

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

EXECUTED this 23rd day of February, 20 21.

OWNER: Surrey Homes, LLC



SURETY: Atlantic Specialty Insurance Company



Brook T. Smith, Attorney-in-Fact



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Brook T. Smith, James T. Smith, Raymond M. Hundley, Jason D. Cromwell, James H. Martin, Deborah S. Neichter, Michele D. Lacrosse**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

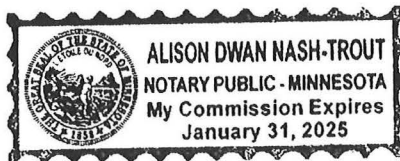
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are in force.

Signed and sealed. Dated 23rd day of February, 2021



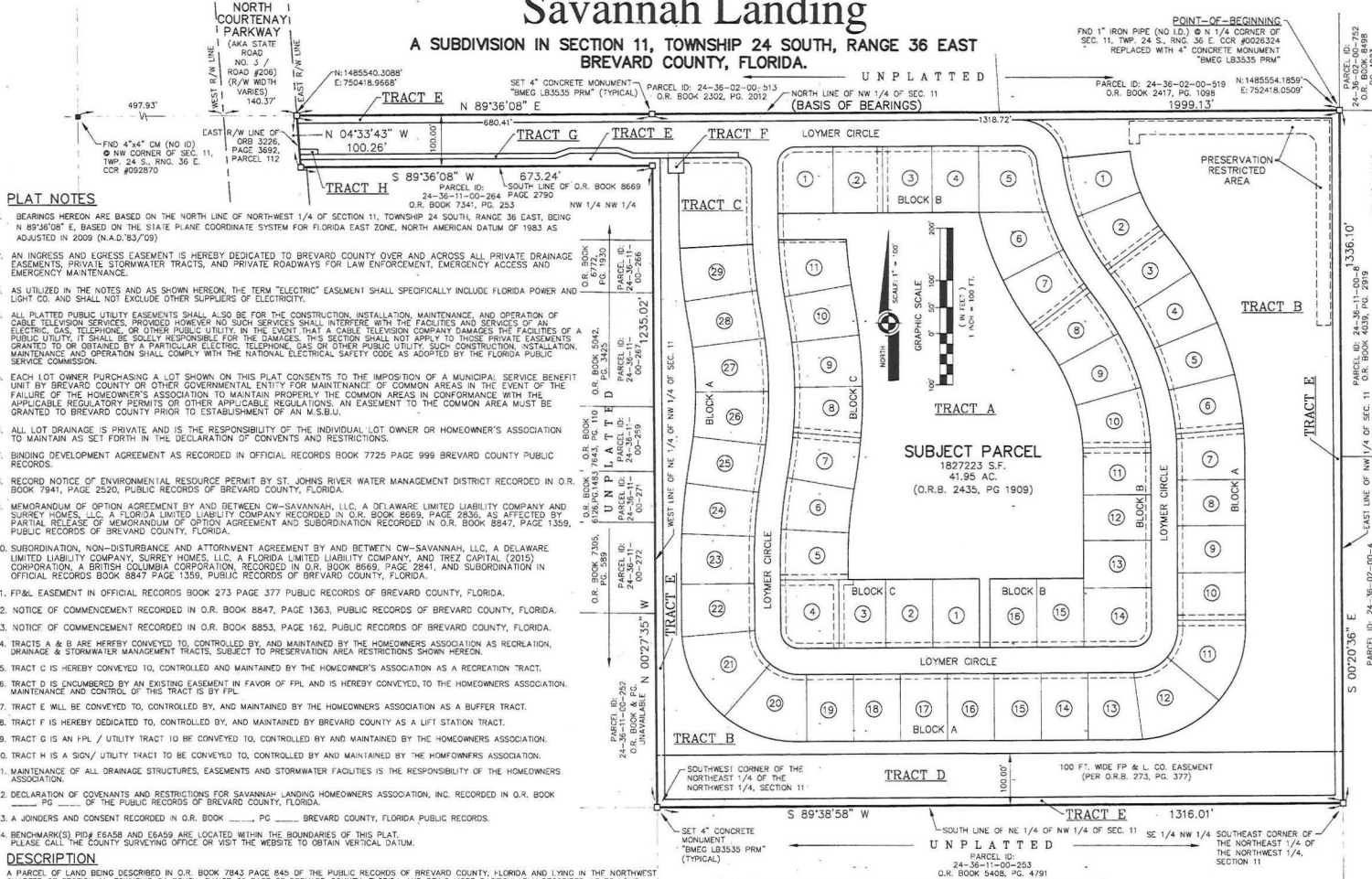
This Power of Attorney expires
January 31, 2025

Kara Barrow, Secretary

Savannah Landing

A SUBDIVISION IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA.

UNPLATTED



PLAT NOTES

- BEARINGS HEREON ARE BASED ON THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING N 89°36'08" E, BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD 83/09).
- 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.
- AS UTILIZED IN THE NOTES AND AS SHOWN HEREON, THE TERM "ELECTRIC" EASEMENT SHALL SPECIFICALLY INCLUDE FLORIDA POWER AND LIGHT CO. AND SHALL NOT EXCLUDE OTHER SUPPLIERS OF ELECTRICITY.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF A PUBLIC UTILITY, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR ANY 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 UTILITY SERVICE COMMISSION.
- 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 HOMEOWNER'S 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 M.S.B.U.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER OR HOMEOWNER'S ASSOCIATION TO MAINTAIN AS SET FORTH IN THE DECLARATION OF CONVENTS AND RESTRICTIONS.
- BINDING DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7725 PAGE 999 BREVARD COUNTY PUBLIC RECORDS.
- RECORD NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 7941, PAGE 2520, PUBLIC RECORDS BREVARD COUNTY, FLORIDA.
- MEMORANDUM OF OPTION AGREEMENT BY AND BETWEEN CW-SAVANNAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SURREY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN O.R. BOOK 8669, PAGE 2848, AS AFFECTED BY PARTIAL RELEASE OF MEMORANDUM OF OPTION AGREEMENT AND SUBORDINATION RECORDED IN O.R. BOOK 8847, PAGE 1359, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND BETWEEN CW-SAVANNAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SURREY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION, RECORDED IN O.R. BOOK 8669, PAGE 2841, AND SUBORDINATION IN OFFICIAL RECORDS BOOK 8847 PAGE 1359, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FP&L EASEMENT IN OFFICIAL RECORDS BOOK 273 PAGE 377 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- NOTICE OF COMMENCEMENT RECORDED IN O.R. BOOK 8847, PAGE 1363, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- NOTICE OF COMMENCEMENT RECORDED IN O.R. BOOK 8853, PAGE 162, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACTS A & B ARE HEREBY CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS RECREATION, DRAINAGE & STORMWATER MANAGEMENT TRACTS, SUBJECT TO PRESERVATION AREA RESTRICTIONS SHOWN HEREON.
- TRACT C IS HEREBY CONVEYED TO, CONTROLLED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A RECREATION TRACT.
- TRACT D IS ENCUMBERED BY AN EXISTING EASEMENT IN FAVOR OF FPL AND IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION. MAINTENANCE AND CONTROL OF THIS TRACT IS BY FPL.
- TRACT E WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A BUFFER TRACT.
- TRACT F IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY BREVARD COUNTY AS A LIFT STATION TRACT.
- TRACT G IS AN FPL / UTILITY TRACT TO BE CONVEYED TO, CONTROLLED BY AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT H IS A SIGN/UTILITY TRACT TO BE CONVEYED TO, CONTROLLED BY AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MAINTENANCE OF ALL DRAINAGE STRUCTURES, EASEMENTS AND STORMWATER FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAVANNAH LANDING HOMEOWNERS ASSOCIATION, INC. RECORDED IN O.R. BOOK _____ PG _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- A JOINDER AND CONSENT RECORDED IN O.R. BOOK _____ PG _____ BREVARD COUNTY, FLORIDA PUBLIC RECORDS.

DESCRIPTION

A PARCEL OF LAND BEING DESCRIBED IN O.R. BOOK 7943 PAGE 845 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 00°03'36" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1336.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1316.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°03'36" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1235.02 FEET; TO A POINT LYING 100.00 FEET SOUTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 11; THENCE SOUTH 89°38'58" WEST, PARALLEL WITH AND 100.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 673.24 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF NORTH COURTEYAN PARKWAY (ALSO KNOWN AS STATE ROAD #3); THENCE NORTH 04°33'43" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE 100.26 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 89°36'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1999.13 FEET TO THE POINT-OF-BEGINNING.
CONTAINING 41.95 ACRES MORE OR LESS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCE 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.

SURVEYOR AND ENGINEER:
Bussen-Mayer Engineering Group
J. BARRY CABANISS P.L.S.# 4524
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010

TRACT SUMMARY					
Tract	Description	Area (Ac.)	Area (Sq.Ft.)	Ownership	Maintenance Responsibility
A	Stormwater	6.333	275,884	H.O.A.	H.O.A.
B	Stormwater	6.705	279,182	H.O.A.	H.O.A.
C	Park	0.543	23,656	H.O.A.	H.O.A.
D	FPL UTILITY	2.510	109,320	H.O.A.	FPL *
E	Buffer Tract	2.276	99,137	H.O.A.	H.O.A.
F	Lift Station Tract	0.020	800	Brevard County	Brevard County
G	FPL UTILITY	0.194	8,431	H.O.A.	H.O.A.
H	Sign/Utility Tract	0.008	350	H.O.A.	H.O.A.
Area		20.589	896,860		

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: _____
Chair of the Board
Clerk of the Board

CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that the Board of County Commissioners hereby accepts Loyer Circle and Tract "F" sanitary sewer lift station utility easements, and other rights of way, easements and areas dedicated for public use on this plat.

ATTEST: _____
Chair of the Board
Clerk of the Board

PLAT BOOK PAGE

SHEET 1 OF 3
SECTION 11 TWP. 24 S., RANGE 36 E.

KNOW ALL MEN BY THESE PRESENTS, THAT CW-SAVANNAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNERS IN THE simple of the lands described in

SAVANNAH LANDING
I hereby dedicate said lands and plat for the uses and purposes therein expressed in the plat notes and dedicate public road right-of-way of Loyer Circle as shown hereon for roadway, drainage, utility, sidewalks and associated purposes, one tract "F" for public lift station purposes to Brevard County, and further hereby dedicate an easement for emergency access and emergency repair over the private drainage easements and Tracts A, B, C, D, H and G to Low Enforcement, emergency vehicles and to Brevard County. Except as expressly provided, no other easements are hereby dedicated to the public, it being the intention of the undersigned that all other easements and common areas shown hereon be privately owned and maintained and that the public and Brevard County have no right or interest therein.
IN WITNESS WHEREOF, I have caused this instrument to be signed and attested to by the officers named below and its corporate seal to be affixed hereon this day of December, 2020.
By: CW-SAVANNAH, LLC, a Delaware Limited Liability Company
By: JOHN E. CORK
President

Signed and attested in the presence of:
Witness: _____
Print Name: Kim Zittle
STATE OF ARIZONA COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of a ☒ printed or ☐ online notarization, this day of December, 2020, by John E. Cork, as President of CW-Savannah, LLC, a Delaware Limited Liability Company. Said person is personally known to me, or have produced the following identification take on oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officer personally duly authorized; and that said Dedication is the act and deed of said limited liability company.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Curtis E. Peterson
Notary Public

My Commission Expires March 7, 2021
SURREY HOMES, LLC, a Florida limited liability company.

Witnesses:

Print Name: Amber Lynn Hockett By: Christen Seem, President

Print Name: Chloe Sprinkel
STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of a ☒ printed or ☐ online notarization this day of December, 2020, by Christen Seem of SURREY HOMES, LLC, a Florida limited liability company, on behalf of the Company. Said Person is personally known to me () has produced _____ as identification.

Notary Public - State of Florida

CERTIFICATE OF PLATING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor in the state of Florida, does hereby certify that on _____, 2020, he completed a boundary survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon and that the plat complies with all surveying requirements of Chapters 177, Part 1 & 472 Florida Statutes, and County Code Section 62-2841(c)(4) that was signed by the Brevard County, Florida, on December 8, 2020.

Joseph Barry Cabaniss, P.L.S.
Bussen-Mayer Engineering Group, Inc.
CERTIFICATE OF AUTHORIZATION L.S. # 3035
100 PARNELL STREET • MERRITT ISLAND, FL 32953

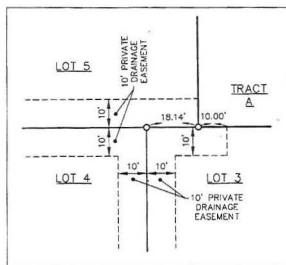
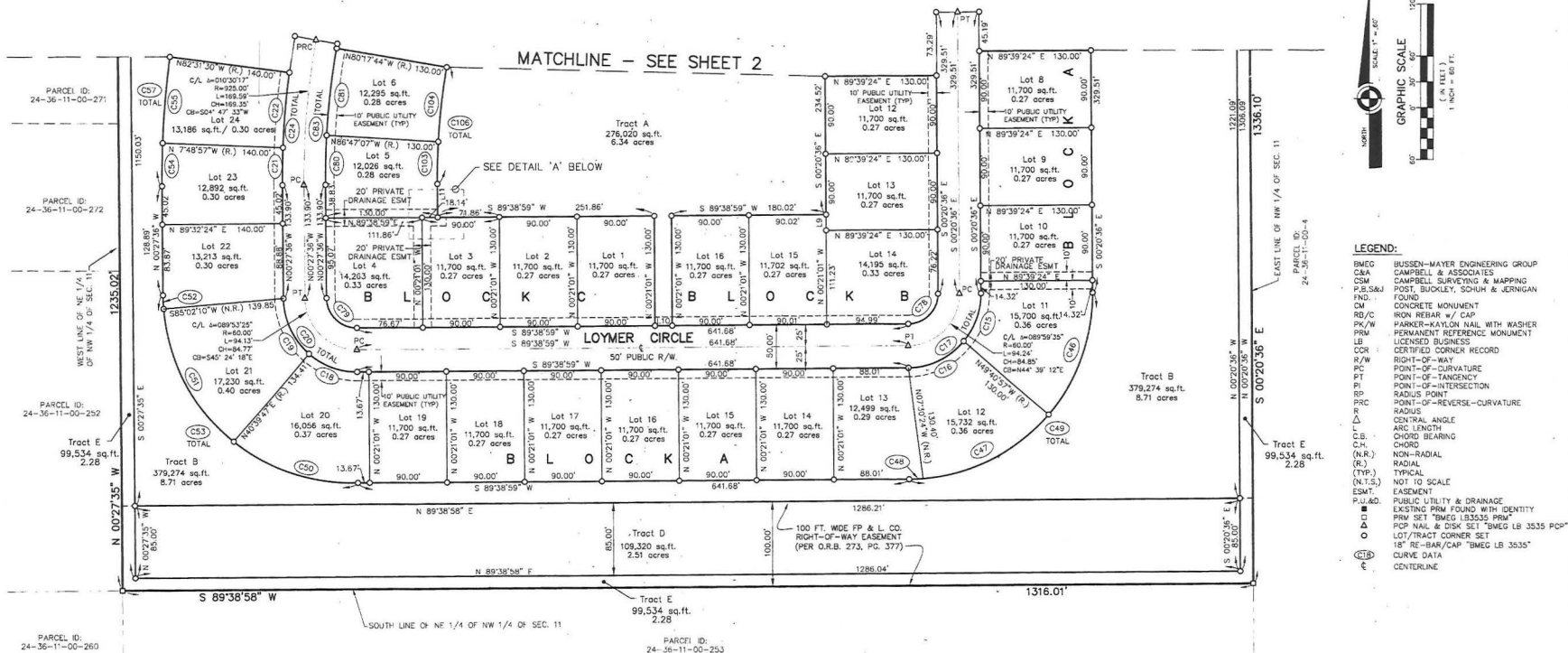
CERTIFICATE OF COUNTY SURVEYOR
I hereby certify that I have reviewed the foregoing plat and find that it complies with all the requirements of Chapter 177, Part 1, Florida Statutes, and County Ordinance 62-2841(c)(4) as amended.

MICHAEL J. SWEENEY, P.S.M. - COUNTY SURVEYOR
Registration No. 4530

CERTIFICATE OF 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, Fla.

A SUBDIVISION IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA.



DETAIL A
SCALE: 1"=20'

COORDINATES NOTE:

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (N.A.D. '83/'09) AND ARE PROVIDED TO COMPLY WITH BREVARD COUNTY SITE PLAN REQUIREMENTS. ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES. THE FOLLOWING HORIZONTAL CONTROL STATIONS WERE UTILIZED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON:

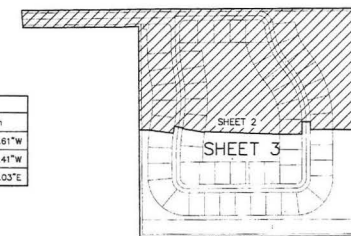
STATION NAME: BREVARD GPS 5013 (P.D: DGB719):
 NORTHINGS: 1,453,296.66; EASTINGS: 758,151.38
 LATITUDE: 2819'52.76767"(N); LONGITUDE:
 080°40'58.72937"(W)
 COMBINED SCALE FACTOR: 0.99995738 CONVERGENCE:
 000°03'05"

STATION NAME: BREVARD GPS 5014 (PID: DG8720):
 NORTHINGS: 1,450,597.13; EASTINGS: 758,190.58
 LATITUDE: 28°19'26.03728"(N); LONGITUDE
 080°40'58.37008"(W)
 COMBINED SCALE FACTOR: 0.99995737 CONVERGENCE:
 000°01'37"

STATION NAME: BREVARD GPS 1009 (PID: AK7480):
NORTHINGS: 1,428,180.40; EASTINGS: 783,248.96
LATITUDE: 28°15'43.34756"(N); LONGITUDE:
080°36'18.79529"(W)
COMBINED SCALE FACTOR: 0.99996358 CONVERGENCE:
00°11'13.0"

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C15	85.00	42°53.39	71.63	59.50	N 120°14.7' E
C16	85.00	42°53.39	71.63	59.50	S 120°14.7' E
C17	85.00	85°56.38	133.51	102.51	N 44°19.1' E
C18	85.00	85°56.38	133.51	102.51	S 44°19.1' E
C19	85.00	42°53.37	72.21	59.33	S 24°25.9' E
C20	85.00	42°53.37	72.21	59.33	N 24°25.9' E
C21	85.00	85°56.39	133.35	102.09	N 42°21.8' E
C22	85.00	85°56.39	133.35	102.09	S 42°21.8' E
C23	85.00	57°12.7	87.72	87.89	S 64°49.46' E
C24	950.00	10°30.17	174.17	173.83	N 44°47.33' E
C25	950.00	10°30.17	174.17	173.83	S 44°47.33' E
C26	215.00	44°50.56	168.85	164.55	N 52°45.91' E
C27	215.00	44°50.56	168.85	164.55	S 52°45.91' E
C28	215.00	42°40.00	16.26	16.26	N 7°28.59' E
C29	215.00	42°40.00	16.26	16.26	S 7°28.59' E
C30	220.00	40°27.58	155.45	152.24	S 71°21.48' E
C31	220.00	40°27.58	155.45	152.24	N 71°21.48' E
C32	220.00	46°31.36	178.73	173.86	S 77°25.40' E
C33	220.00	46°31.36	178.73	173.86	N 77°25.40' E
C34	220.00	91°30.14	350.18	314.39	S 45°30.00' E
C35	1090.00	23.38	50.30	50.30	N 00°57.44' E
C36	1090.00	23.38	50.30	50.30	S 00°57.44' E
C37	1090.00	10°17.19	199.84	199.54	S 04°43.33' E
C38	35.00	85°59.38	54.97	49.49	N 44°01.1' E
C39	35.00	85°59.38	54.97	49.49	S 44°01.1' E
C40	900.00	34.29	57.72	57.71	S 01°22.39' E
C41	900.00	34.29	57.72	57.71	N 01°22.39' E
C42	900.00	62.23	101.94	100.89	N 62°47.33' E
C43	900.00	62.23	101.94	100.89	S 62°47.33' E
C44	730.00	73.00	49.38	49.37	S 01°21.39' E
C45	730.00	73.00	49.38	49.37	N 01°21.39' E
C46	730.00	57.23	87.22	87.1	S 06°27.39' E
C47	730.00	57.23	87.22	87.1	N 06°27.39' E

Line Table		
Line #	Length	Direction
L1	39.082	N00° 27' 35.61"
L2	20.000	S89° 38' 59.41"
L3	18.771	S00° 20' 36.03"



KEY MAP

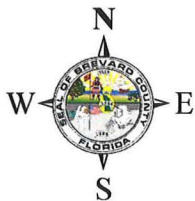
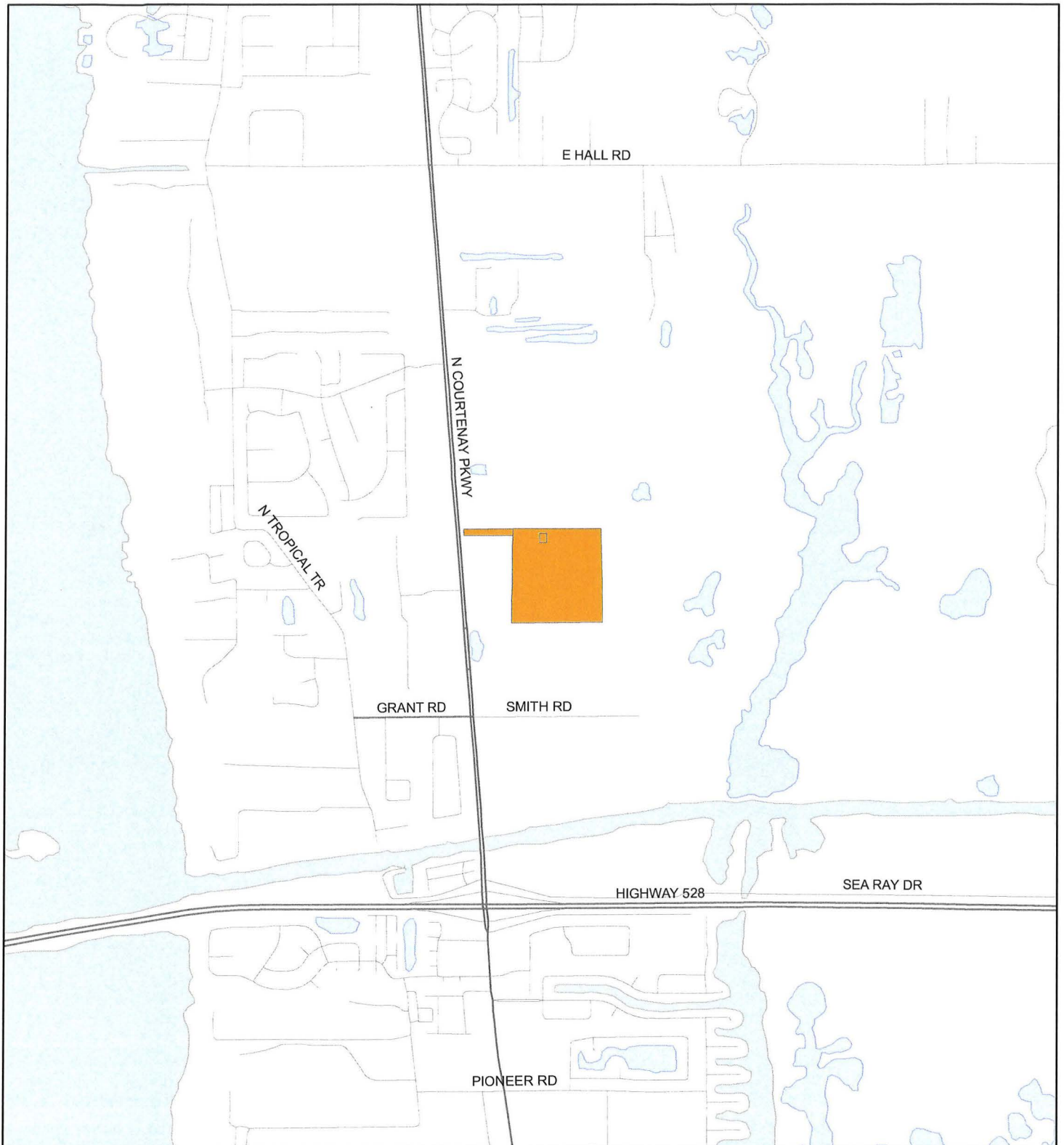
NTS

SURVEYOR AND ENGINEER:
Bussen-Mayer Engineering Group

J. BARRY CABANISS P.L.S.# 4524
 CERTIFICATE OF AUTHORIZATION No. LB3535
 100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
 PH. NO.: (321) 453-0010

LOCATION MAP

Savannah Landing
20FM00002



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

 Subject Property

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

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