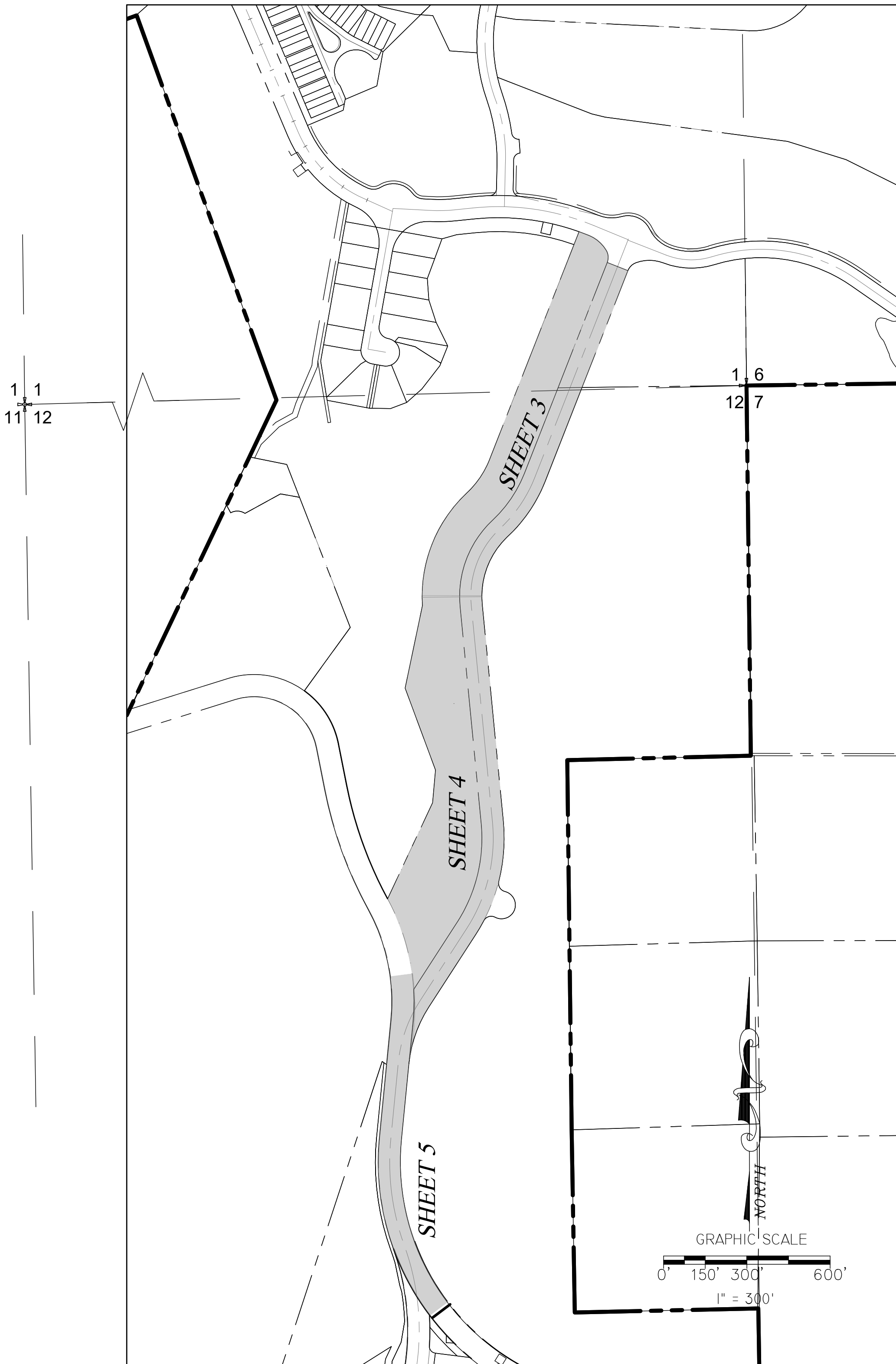


THE LAKES AT INDIAN RIVER PRESERVE (PODS 12 AND 13)

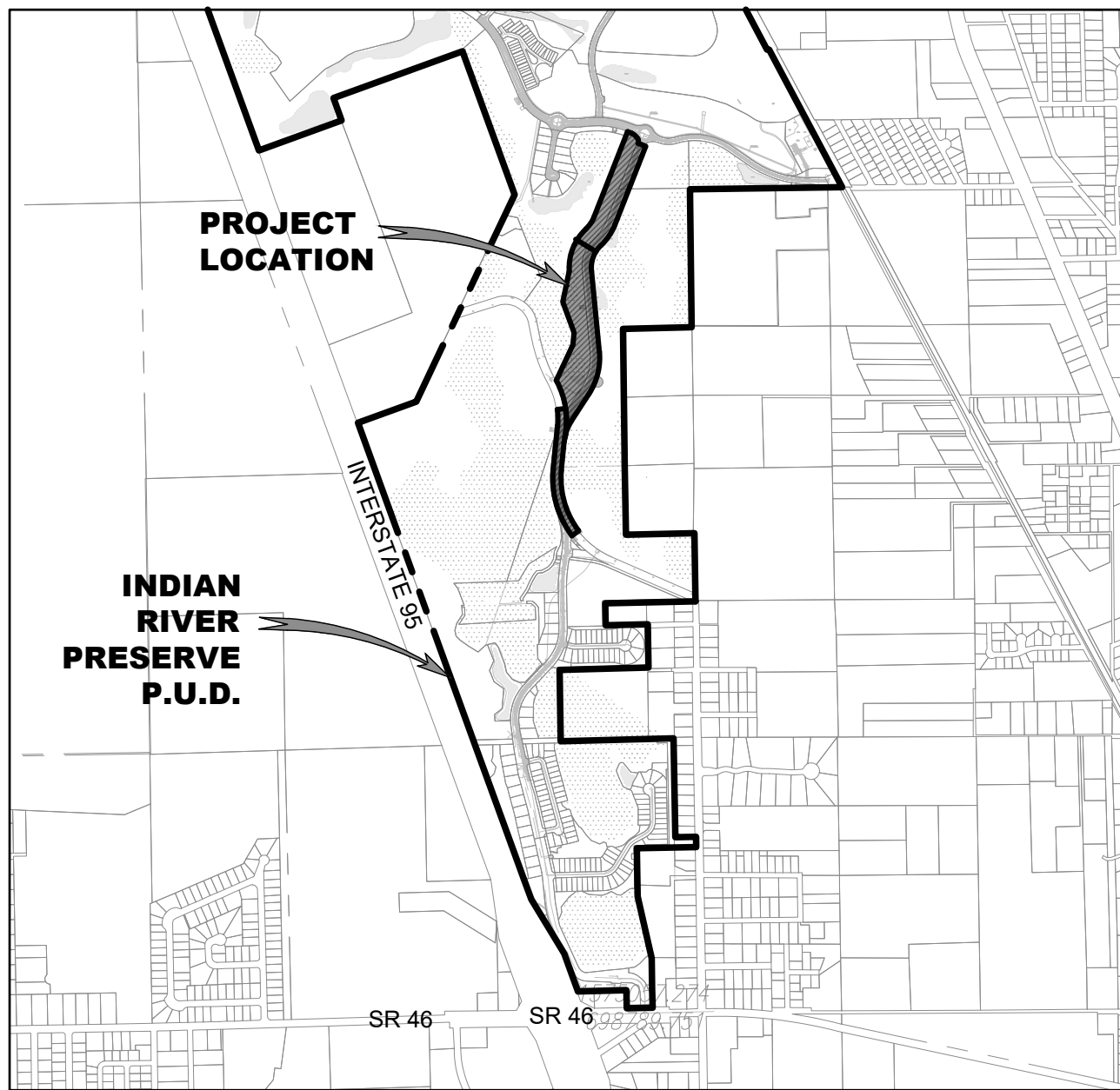
SECTION 1 AND 12, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA.

A REPLAT OF PORTIONS OF TRACT L, N, K, AND G OF THE WALKABOUT PUD, AS RECORDED IN PLAT BOOK 49, PAGES 27 THROUGH 43, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



PLAT NOTES:

- PERMANENT REFERENCE MONUMENTS, "P.R.M.," HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
- EACH P.C.P. HAS BEEN SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- ALL LOT AND TRACT CORNERS HAVE BEEN SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- BEARINGS SHOWN ARE BASED ON THE ASSUMPTION THE EAST LINE OF TRACT GC1 QUANTUM PLACE AT WALKABOUT PUD (POD 9) BEARS S21° 27' 00"W.
- CONTACT BREVARD COUNTY SURVEY DEPARTMENT FOR INFORMATION CONCERNING BENCHMARK NO. B4A09 AND A4A01 SET WITHIN LIMITS OF THIS PLAT.
- ALL LOT LINES EMANATING FROM A RIGHT OF WAY CURVE ARE RADIAL UNLESS LABELED (N.R) NON-RADIAL.
- 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.
- ALL TRACTS EXCLUDING TRACT C SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT C SHALL BE OWNED AND MAINTAINED BY BREVARD COUNTY.
 - TRACT A (2.81 ACRES) IS FOR STORMWATER/CONSERVATION.
 - TRACT B (0.29 ACRES) IS FOR OPEN SPACE/CONSERVATION.
 - TRACT C (0.08 ACRES) IS FOR UTILITIES.
 - TRACT D (1.81 ACRES) IS FOR PARK/RECREATION/CONSERVATION.
 - TRACT E (0.12 ACRES) IS FOR PARK/RECREATION.
 - TRACT E1 (0.40 ACRES) IS FOR PARK/RECREATION.
 - TRACT F (7.36 ACRES) IS FOR PRIVATE RIGHT-OF-WAY.
 - TRACT F1 (0.55 ACRES) IS FOR PRIVATE RIGHT-OF-WAY
- 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.
 - A 5 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES, UNLESS NOTED. WHERE MORE THAN ONE LOT IS USED AS A BUILDING SITE, SIDE EASEMENTS WILL REVERT TO OUTER LOT LINES ONLY, UNLESS DRAINAGE FACILITIES EXIST ALONG INTERIOR LOT LINES.
 - A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG ALL REAR LOTS LINES.
 - A PERPETUAL EASEMENT IS HEREBY DEDICATED OVER ALL TRACTS AND PRIVATE DRAINAGE EASEMENTS TO BREVARD COUNTY FOR EMERGENCY ACCESS AND MAINTENANCE.
 - A PERPETUAL EASEMENT IS HEREBY DEDICATED OVER TRACT F AND TRACT F1 (PRIVATE RIGHT OF WAYS) TO BREVARD COUNTY FOR INGRESS EGRESS FOR PUBLIC SERVICE AND EMERGENCY VEHICLE ACCESS AND FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER UTILITIES.
 - A PERPETUAL EASEMENT IS HEREBY DEDICATED OVER TRACTS E (PARK/RECREATION) TO BREVARD COUNTY FOR PUBLIC SERVICE AND EMERGENCY VEHICLE ACCESS.
- 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.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- ALL PRIVATE RIGHT OF WAYS WITHIN THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE LAKES AT INDIAN RIVER PRESERVE HOMEOWNERS ASSOCIATION (PODS-12 13) FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKES AT INDIAN RIVER PRESERVE HOMEOWNERS ASSOCIATION (PODS-12 13) HOMEOWNERS ASSOCIATION, INC.. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, BREVARD COUNTY MOSQUITO CONTROL DISTRICT, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. BREVARD COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
- ALL PUBLIC UTILITY EASEMENTS ARE ALSO FOR THE BENEFIT OF FLORIDA POWER AND LIGHT COMPANY AND ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO POTABLE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 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. NOTWITHSTANDING OTHER PROVISIONS HEREIN, THE VOTE OF 50 PERCENT PLUS ONE OF THE LOT OWNERS SHALL CONSTITUTE A DEDICATION OF THE COMMON AREAS TO THE COUNTY. THE ADOPTION OF AN MSBU ORDINANCE TO PROVIDE MAINTENANCE TO THE COMMON AREAS SHALL BE DEEMED ACCEPTANCE OF THE DEDICATION TO THE COUNTY.
- SPECIAL EXCEPTIONS, ALL BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA:
 - TERMS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE QUANTUM PLACE AT WALKABOUT POD 9, RECORDED IN PLAT BOOK 52, PAGE 58, WALKABOUT PUD PLAT BOOK 49 PAGE 27, NEW SOUTH WALES AND LORRIKEET AT WALKABOUT PLAT BOOK 55, PAGE 18 ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - ORB. 5404, PAGE 3622: EASEMENT FOR WATER, SEWER, RAW WATER, RE-USE IN FAVOR OF BREVARD COUNTY, FLORIDA.
 - ORB. 5404, PAGE 3631: PRIVATE EASEMENT FOR ELECTRICAL SERVICES IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY.
 - ORB. 5404, PAGE 3636: PRIVATE EASEMENT FOR VOICE, DATA, SECURITY, MULTI-CHANNEL, VIDEO SERVICES AND ALL RELATED SERVICES IN FAVOR OF WALKABOUT COMMUNICATIONS COMPANY, LLC.
 - ORB. 5124, PAGE 3948: CONSERVATION EASEMENT WL-4



VICINITY MAP

(NOT TO SCALE)



PREPARED BY:
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

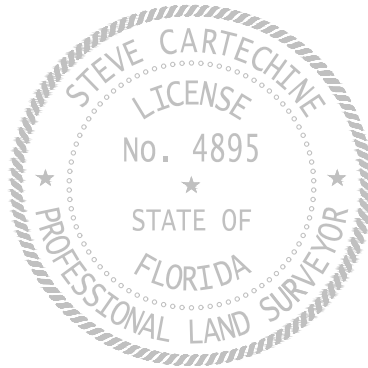
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INDIAN RIVER PRESERVE
ESTATES CORP

CLERK OF THE
CIRCUIT COURT

COUNTY
SURVEYOR

SURVEYOR



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENCE, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON 07/19/2019, 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 BREVARD COUNTY ORDINANCE 62-2841(c)(d) AND THAT SAID LAND IS LOCATED IN BREVARD COUNTY, FLORIDA.

DATED: _____

STEVE CARTECHINE, LS #4895
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR: INDIAN RIVER SURVEY, INC.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 5

SECTION 1 & 12 TWP. 21 S., RANGE 34 E.

DEDICATION

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

THE LAKES AT INDIAN RIVER PRESERVE (PODS 12 AND 13)

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 PERPETUAL EASEMENT OVER AND ACROSS THE RIGHT-OF-WAY OF ALL PRIVATE STREETS AND ROADS SHOWN HEREON, TRACT F AND TRACT F1, FOR INGRESS AND EGRESS, OPERATION AND CONSTRUCTION AND MAINTENANCE OF BREVARD COUNTY OWNED UTILITIES (WATER, SEWER, RAW-WATER AND RE-USE) AND LAW ENFORCEMENT, EMERGENCY VEHICLES. IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL STREETS, ROAD AND OTHER EASEMENTS AND COMMON AREAS SHOWN HEREON ARE PRIVATELY OWNED AND MAINTAINED AND THAT THE PUBLIC AND BREVARD COUNTY HAVE NOT RIGHT OF INTEREST THEREIN.

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 _____ DATE

BY: _____
IGOR OLENICOFF, TITLE PRESIDENT, DIRECTOR

WITNESS: _____

(PRINT NAME) _____

WITNESS: _____

(PRINT NAME) _____

INDIAN RIVER PRESERVE ESTATES CORP, A NEVADA CORPORATION
7 CORPORATE PLAZA, NEWPORT BEACH, CA 92660

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE BE BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, ON _____ 2020, BY IGOR OLENICOFF RESPECTIVELY AS PRESIDENT, DIRECTOR OF INDIAN RIVER PRESERVE ESTATES CORP., A NEVADA CORPORATION, ON BEHALF OF THE CORPORATION. SAID PERSON _____ IS PERSONALLY KNOWN TO ME OR _____ PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; AND THAT THE DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

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 BREVARD COUNTY ORDINANCE 62-2841(c)(d).

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

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.

CHAIRMAN OF THE BOARD

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.

CHAIRMAN OF THE BOARD

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

LEGEND

- ▢ = SET 1/2" IRON ROD STAMPED PRM LB 7545
- = FOUND CONCRETE MONUMENT STAMPED PRM LB 6705 (OR AS NOTED)
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- ▲ = FOUND NAIL & WASHER PCP LB 5243
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THE LAKES AT INDIAN RIVER PRESERVE (PODS 12 AND 13)

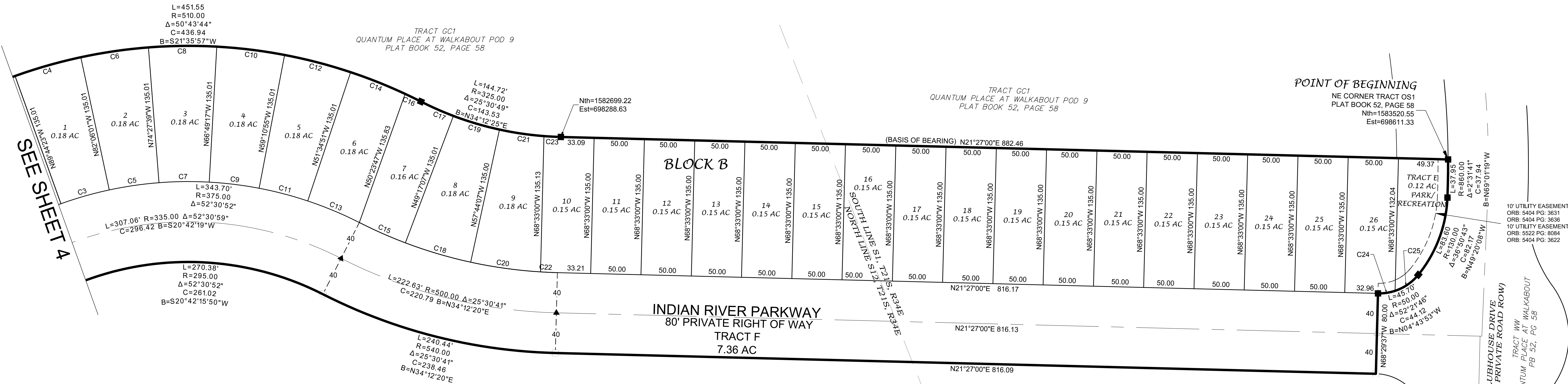
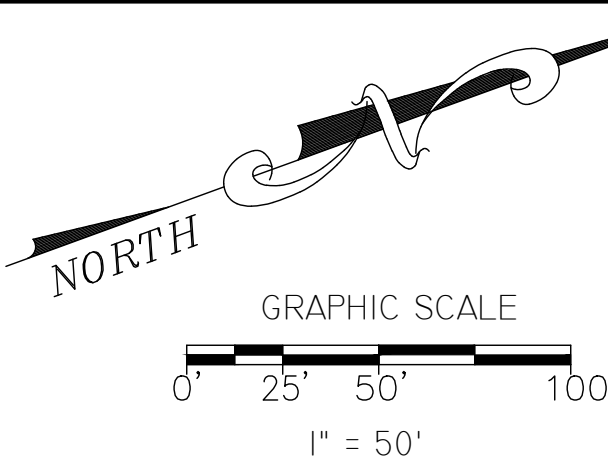
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PLAT BOOK ____ PAGE ____

SHEET 3 OF 5

SECTION 1 & 12 TWP. 21 S., RANGE 34 E.



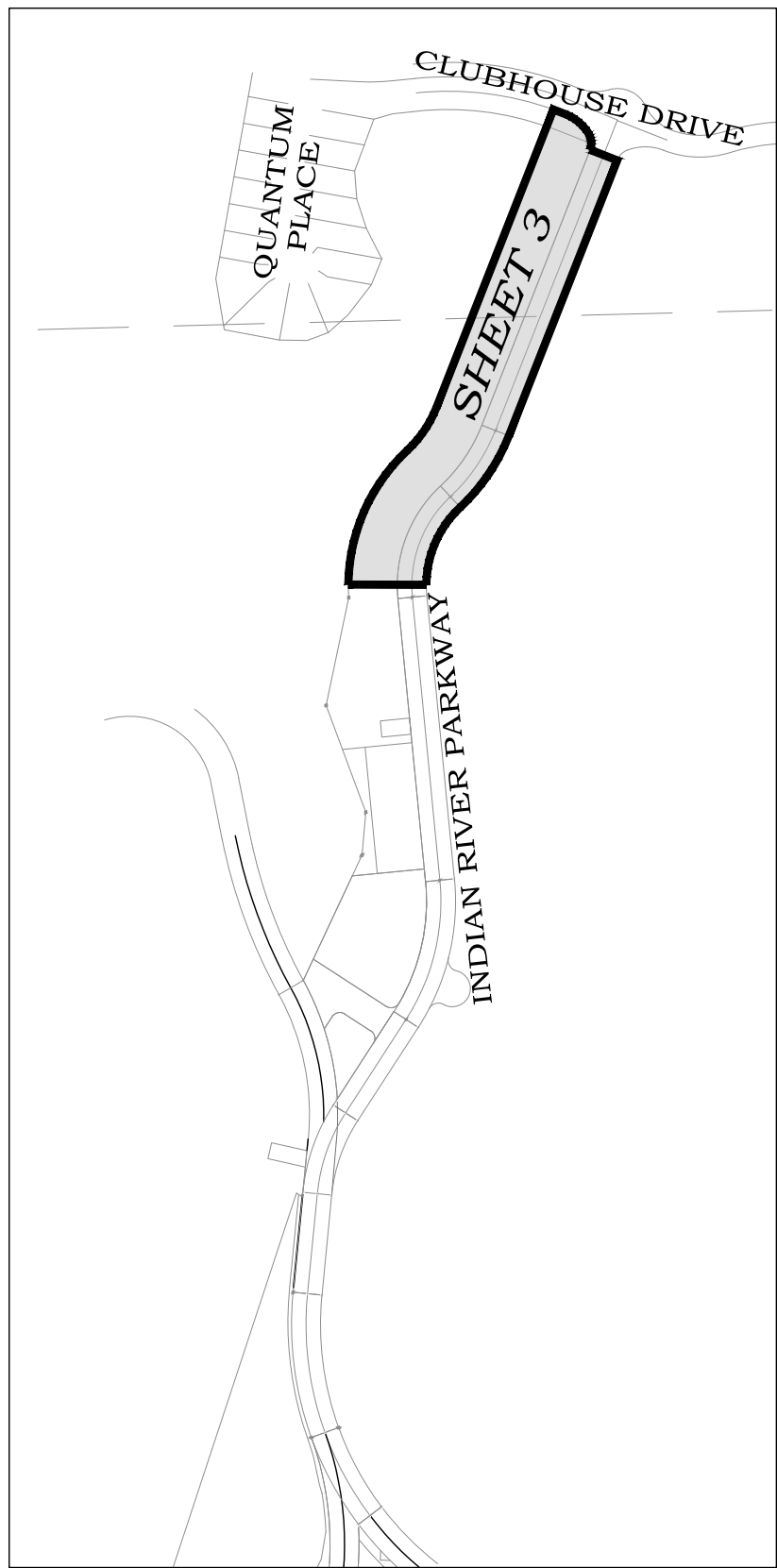
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C3	375.00'	7°38'28"	50.01'	S04°04'25"W	49.97'
C4	510.00'	7°38'27"	68.01'	S04°04'28"W	67.96'
C5	375.00'	7°38'28"	50.01'	S11°42'52"W	49.97'
C6	510.00'	7°38'27"	68.01'	S11°42'55"W	67.96'
C7	375.00'	7°38'28"	50.01'	S19°21'20"W	49.97'
C8	510.00'	7°38'27"	68.01'	S19°21'22"W	67.96'
C9	375.00'	7°38'28"	50.01'	S26°59'49"W	49.97'
C10	510.00'	7°38'27"	68.01'	S26°59'49"W	67.96'
C11	375.00'	7°38'28"	50.01'	S34°38'17"W	49.97'
C12	510.00'	7°37'51"	67.92'	S34°37'58"W	67.87'
C13	375.00'	8°30'10"	55.65'	S42°42'36"W	55.60'
C14	510.00'	6°33'31"	58.38'	S41°43'39"W	58.35'
C15	460.00'	6°14'15"	50.08'	N43°50'34"E	50.05'
C16	510.01'	1°57'24"	17.42'	S45°59'07"W	17.42'
C17	325.00'	6°14'01"	35.36'	N43°50'41"E	35.34'
C18	460.00'	8°26'18"	67.75'	N36°30'17"E	67.69'
C19	325.00'	8°26'00"	47.84'	N36°31'01"E	47.79'
C20	460.00'	8°44'37"	70.20'	N27°54'50"E	70.13'
C21	325.00'	7°52'57"	44.71'	N28°21'11"E	44.68'
C22	460.00'	2°05'31"	16.80'	N22°29'46"E	16.80'
C23	325.00'	2°57'42"	16.80'	N22°55'51"E	16.80'
C24	50.00'	19°48'53"	17.29'	N11°32'33"E	17.21'
C25	50.00'	32°26'32"	28.31'	N14°41'30"W	27.93'

PREPARED BY:

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

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KEY MAP

THE LAKES AT INDIAN RIVER PRESERVE (PODS 12 AND 13)

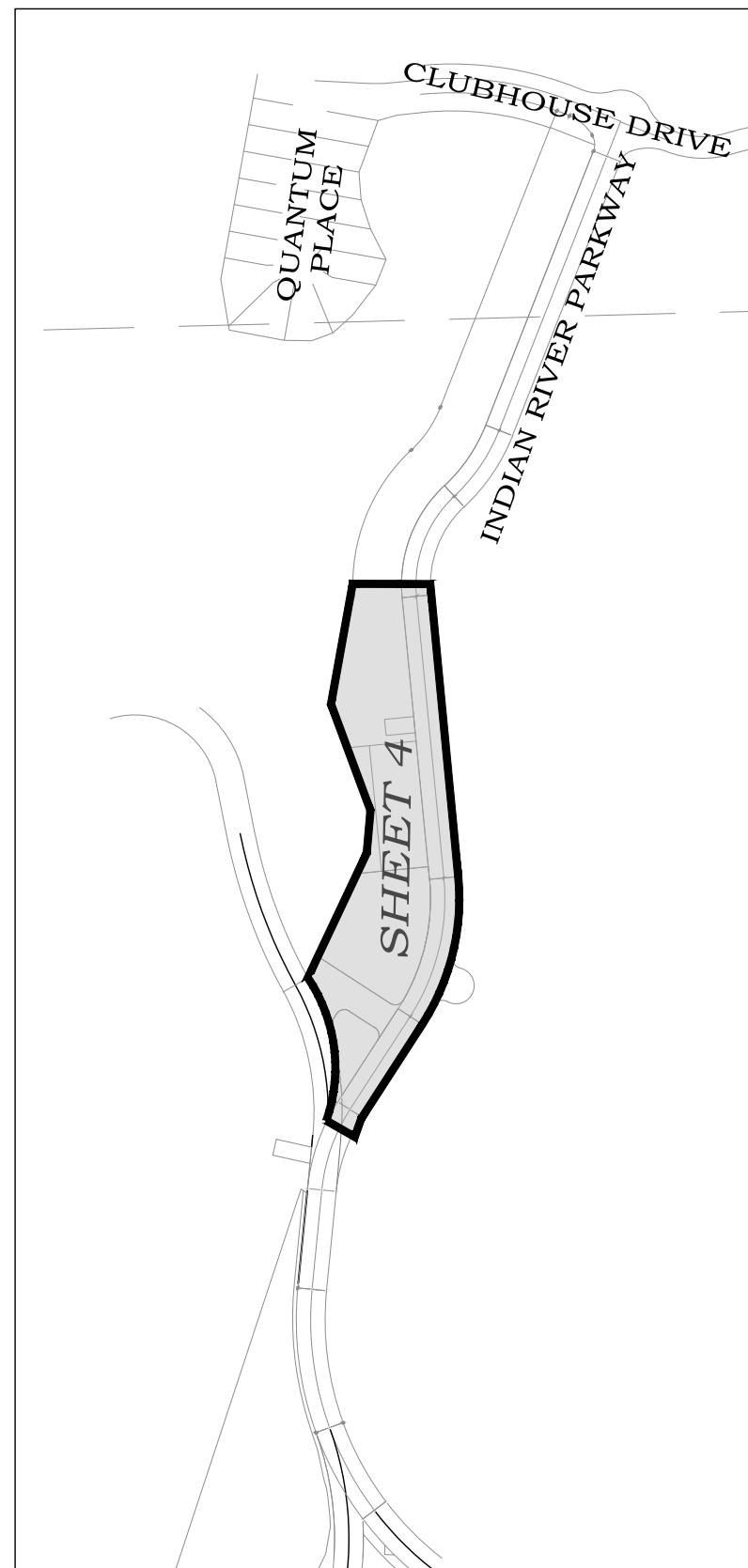
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PLAT BOOK _____ PAGE _____

SHEET 4 OF 5

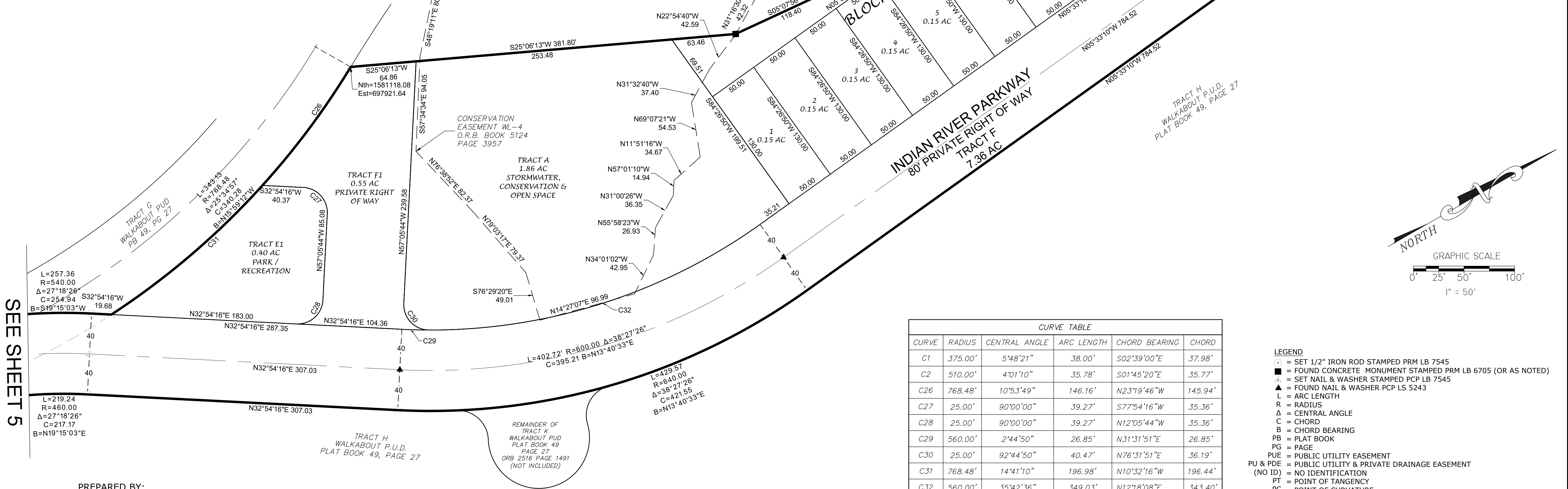
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KEY MAP

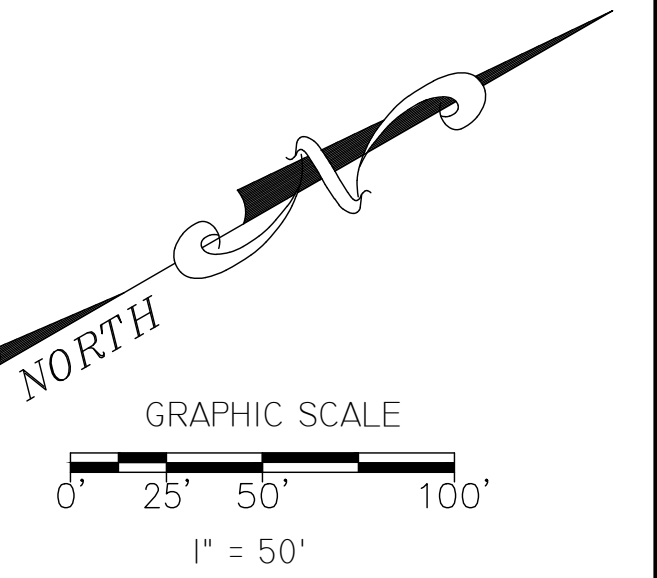
SEE SHEET 5

SEE SHEET 3



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C1	375.00'	5°48'21"	38.00'	S02°39'00"E	37.98'
C2	510.00'	4°01'10"	35.78'	S01°45'20"E	35.77'
C26	768.48'	10°53'49"	146.16'	N23°19'46"W	145.94'
C27	25.00'	90°00'00"	39.27'	S77°54'16"W	35.36'
C28	25.00'	90°00'00"	39.27'	N12°05'44"W	35.36'
C29	560.00'	2°44'50"	26.85'	N31°31'51"E	26.85'
C30	25.00'	92°44'50"	40.47'	N76°31'51"E	36.19'
C31	768.48'	14°41'10"	196.98'	N10°32'16"W	196.44'
C32	560.00'	35°42'36"	349.03'	N12°18'08"E	343.40'

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THE LAKES AT INDIAN RIVER PRESERVE (PODS 12 AND 13)

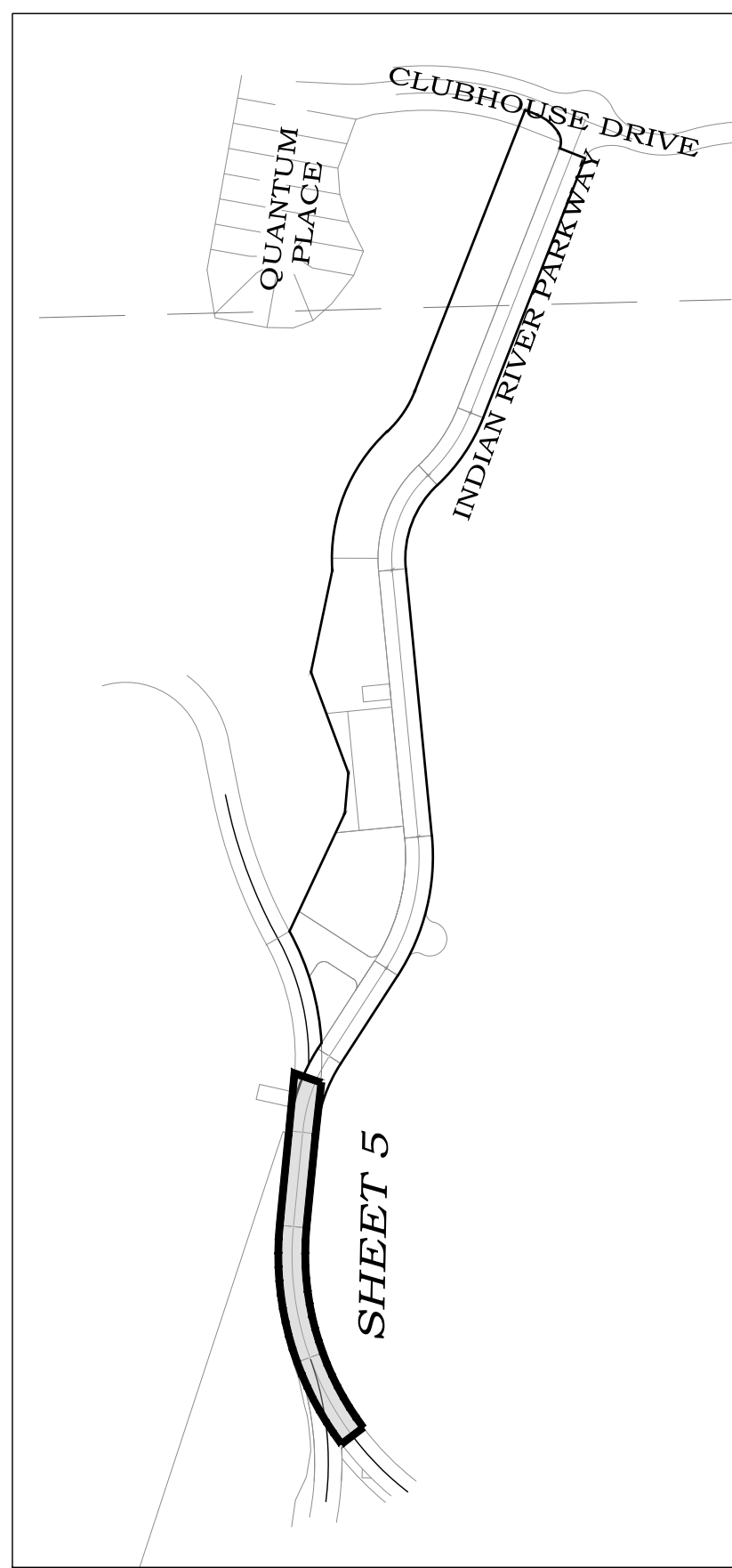
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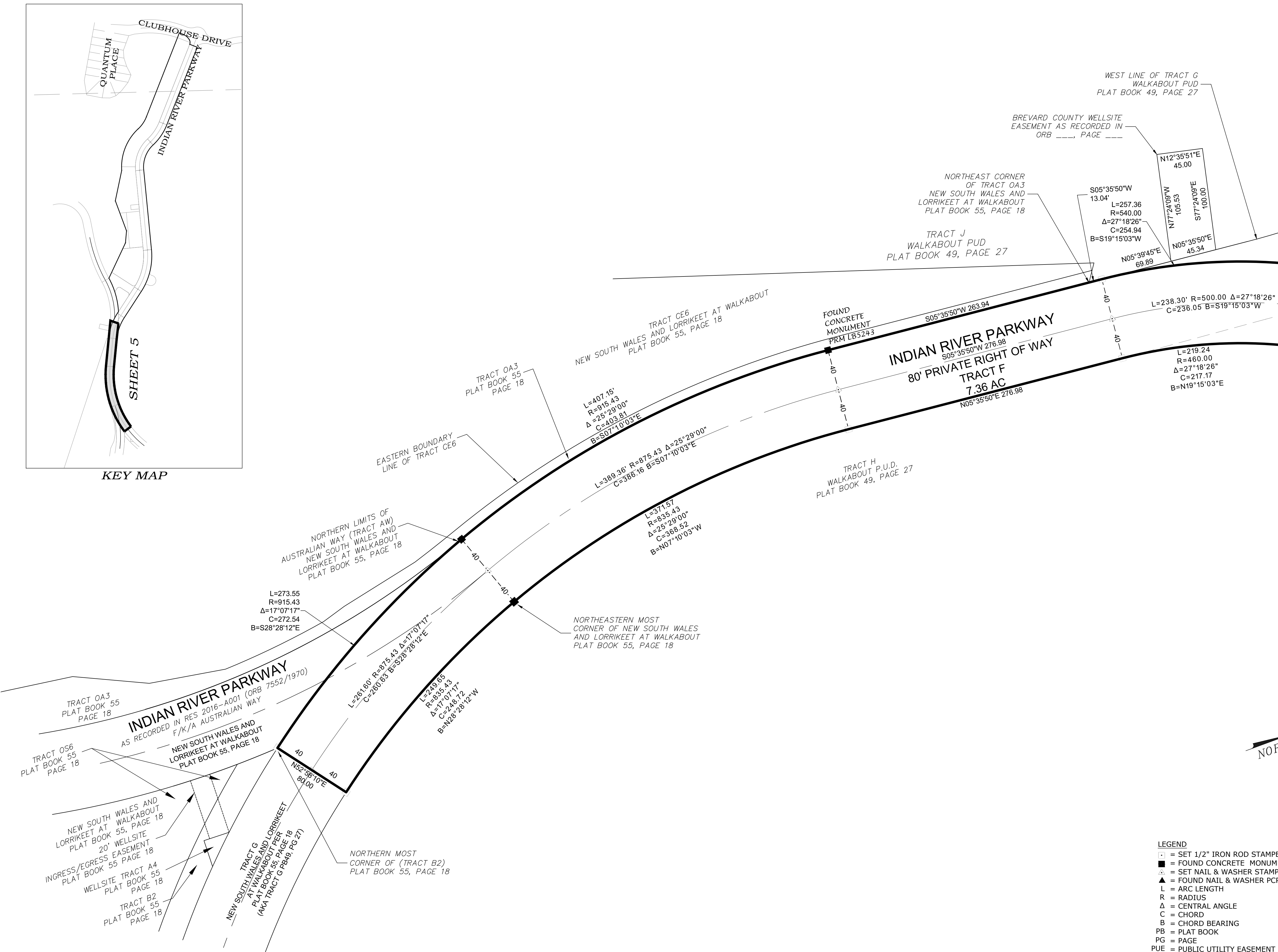
PLAT BOOK ____ PAGE ____

SHEET 5 OF 5

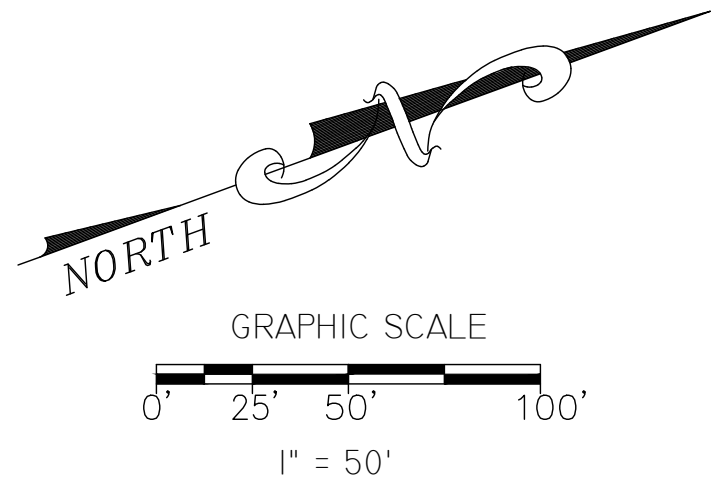
SECTION 1 & 12 TWP. 21 S., RANGE 34 E.



KEY MAP



SEE SHEET 4



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 - PRC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - NT = NON-TANGENT
 - POI = POINT OF INTERSECTION
 - POC = POINT ON CURVATURE
 - EOC = END OF CURVE

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION No. LB 7545
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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.