

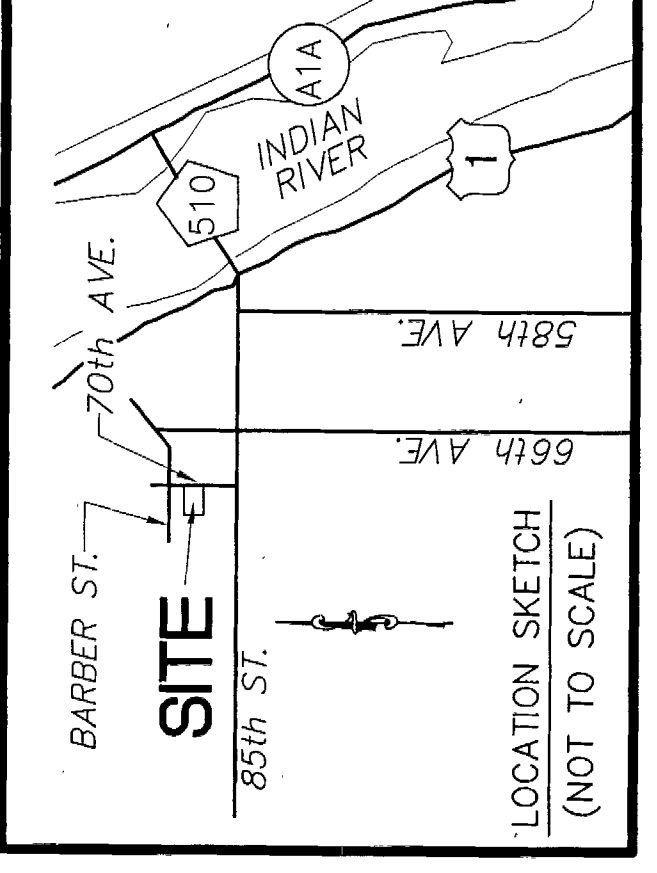
CROSS CREEK LAKE ESTATES PLAT ONE

A PLAT OF

A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST, IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 26
PAGE 70
DOCKET No. 32030028011

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ
PROFESSIONAL LAND SURVEYOR #5276
WILLIAM B. ZENTZ & ASSOCIATES, INC.
684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962
LICENSED BUSINESS (LB) #6840
(772) 567-7552



312013022811
RECORDED IN THE PUBLIC RECORDS OF
JEFFREY R. SMITH, CLERK OF COURT
BOOK 26, PAGE 70, BOOK 2675, PAGE 1952
BK 26 PG 70 Page 1952 6/5/2013 9:52 AM

DESCRIPTION

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 35.00 FEET THEREOF, SAID LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 1/4 OF SAID SECTION 30, PROCEED NORTH 89° 43' 26" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30 A DISTANCE OF 2622.89 FEET TO A POINT BEING 35.00 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF SECTION 30, AS MEASURED ALONG SAID NORTH LINE; THENCE SOUTH 00° 07' 35" EAST, ALONG A LINE PARALLEL WITH AND 35.00 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 30, A DISTANCE OF 1329.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, SAID POINT BEING 35.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 30 AS MEASURED ALONG SAID SOUTH LINE; THENCE SOUTH 89° 49' 36" WEST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30 A DISTANCE OF 2628.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 30; THENCE NORTH 00° 06' 59" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 30; THENCE NORTH 00° 06' 59" EAST TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 80.02 ACRES, MORE OR LESS.

CERTIFICATE OF TITLE

STATE OF FLORIDA, COUNTY OF INDIAN RIVER
I, WARREN W. DILL, ESQUIRE, OF DILL & EVANS, P.L.L.C., HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREIN DESCRIBED PROPERTY, AND I FIND THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY CROSS CREEK LAKE ESTATES INC., A FLORIDA CORPORATION, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES AS AMENDED, AND THAT MORTGAGES, LIENS OR OTHER ENCUMBRANCES ARE AS FOLLOWS:
1. MORTGAGE TO MARINE BANK AND TRUST RECORDED IN O.R. BOOK 2120, PAGE 909, O.R. BOOK 2318, PAGE 1685, O.R. BOOK 2357, PAGE 1673, O.R. BOOK 2363, PAGE 2351, O.R. BOOK 2369, PAGE 1161 AND O.R. BOOK 2632, PAGE 2086.
2. COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS RECORDED IN O.R. BOOK 2120, PAGE 927, CONTINUATION RECORDED IN O.R. BOOK 2512, PAGE 1055.
3. UCC/FINANCING STATEMENT RECORDED IN O.R. BOOK 2120, PAGE 927, CONTINUATION RECORDED IN O.R. BOOK 2512, PAGE 1055.
4. DECLARATIONS OF COVENANTS AND RESTRICTIONS ON LAND RECORDED IN O.R. BOOK 1749, PAGE 400.
5. CROSS ACCESS EASEMENT RECORDED IN O.R. BOOK 2571, PAGE 1361.
6. JOINT DRAINAGE AND UTILITY EASEMENT RECORDED IN O.R. BOOK 2571, PAGE 1331.
7. ACCESS AND USE AGREEMENT RECORDED IN O.R. BOOK 2571, PAGE 1371.
ALL OF THE ABOVE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THIS SEARCH IS UP TO AND INCLUDING MARCH 12, 2013.

WARREN W. DILL, ESQUIRE
DATE: 4/30/13

CERTIFICATE OF SURVEYOR

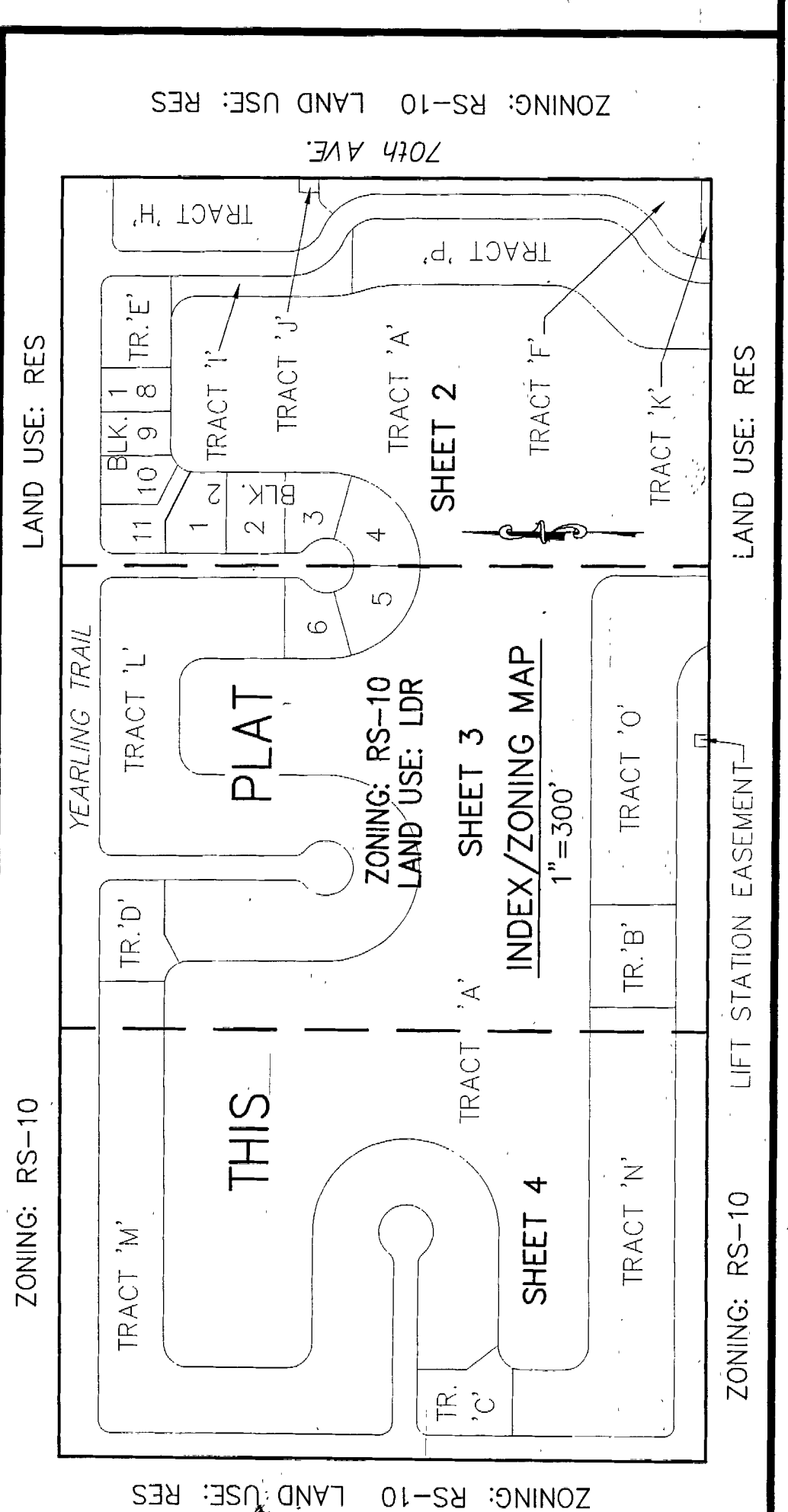
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON OCTOBER 15, 2012 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND ARTICLE XX, SUBDIVISION, LAND DEVELOPMENT CODE, CITY OF SEBASTIAN; AND THAT SAID LAND IS LOCATED IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

WILLIAM B. ZENTZ, P.L.S. - PROFESSIONAL LAND SURVEYOR
REGISTRATION No. 5276, STATE OF FLORIDA
WILLIAM B. ZENTZ & ASSOCIATES, INC. - 684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962 (772) 567-7552 LB No. 6840
DATE: 4/30/13

CITY SURVEYOR'S CERTIFICATE

THIS PLAT OF CROSS CREEK LAKE ESTATES PLAT ONE HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF SEBASTIAN, WHO HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DAVID M. JONES, FLORIDA PROFESSIONAL LAND SURVEYOR, CERTIFICATE No. 3909
DATE: 5/6/13



CERTIFICATE OF DEDICATION

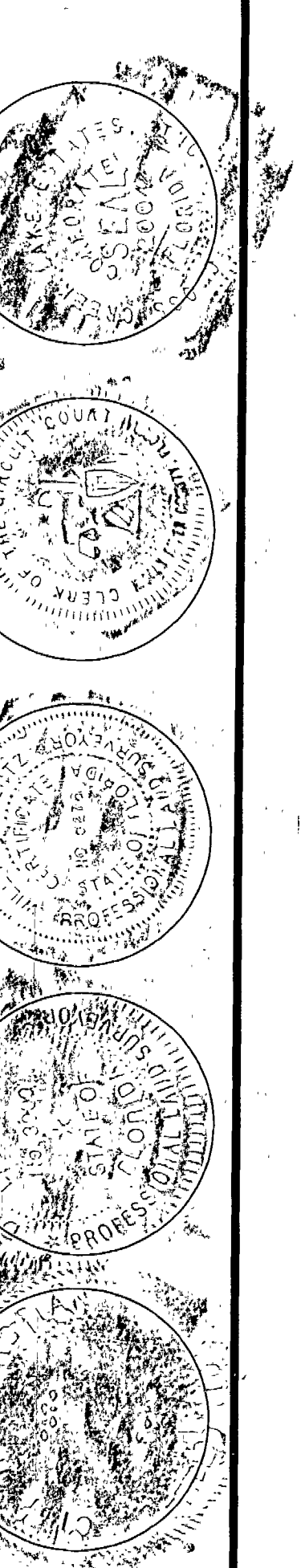
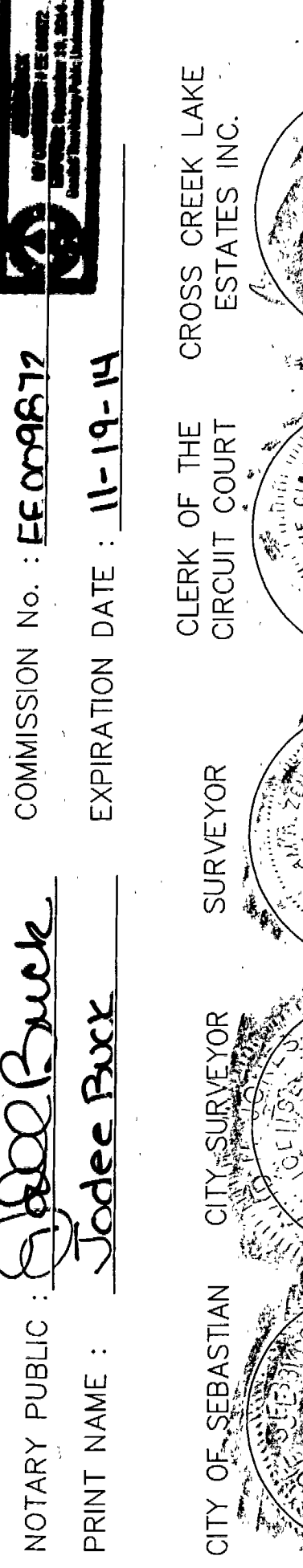
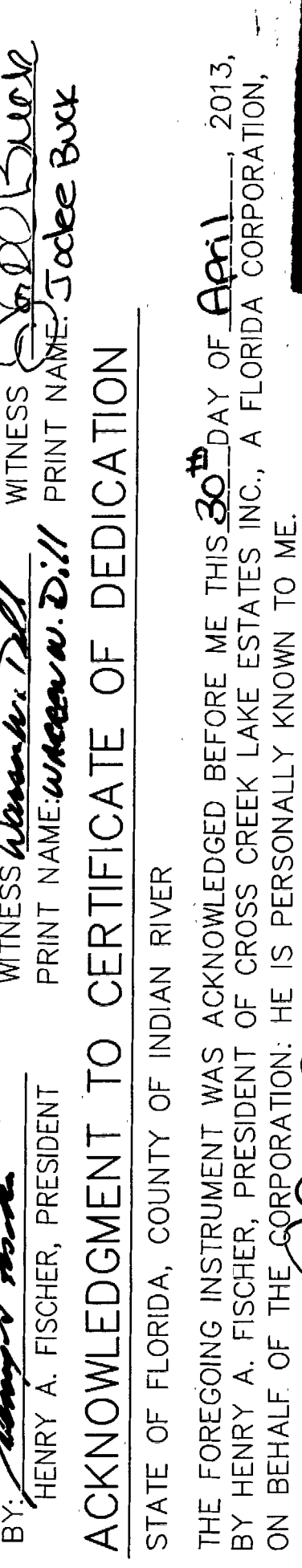
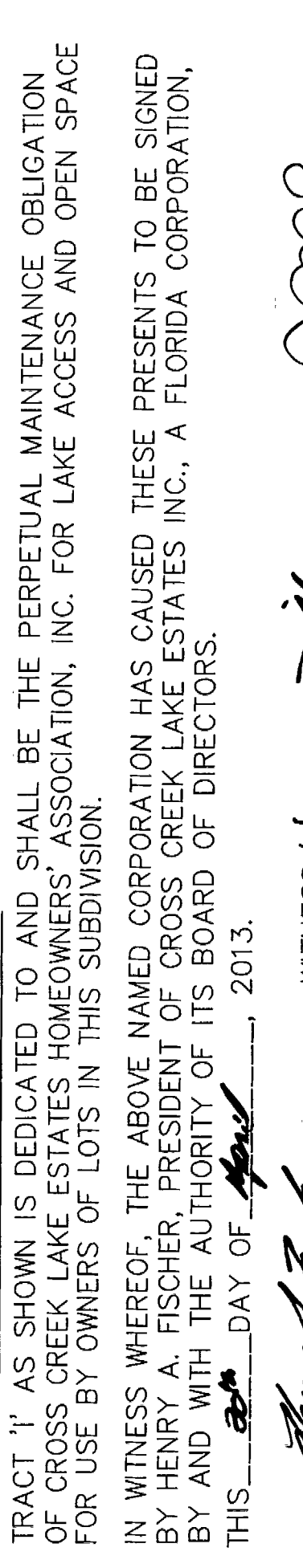
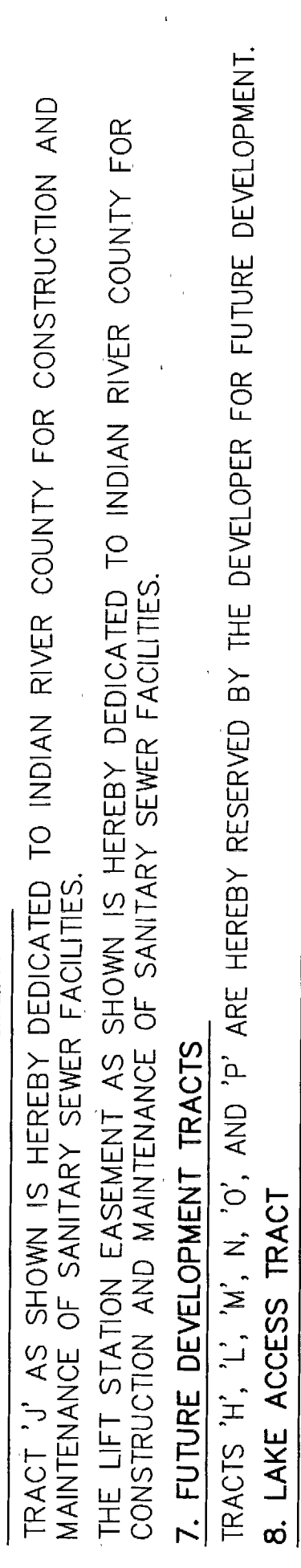
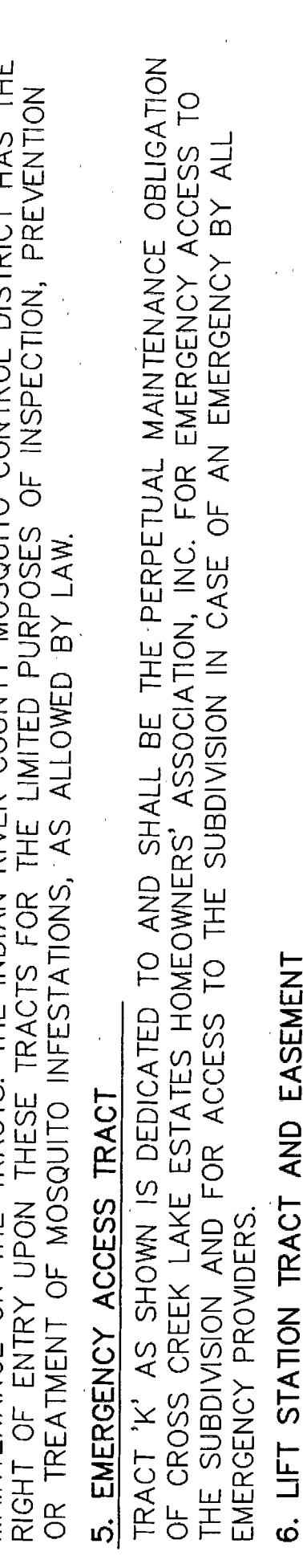
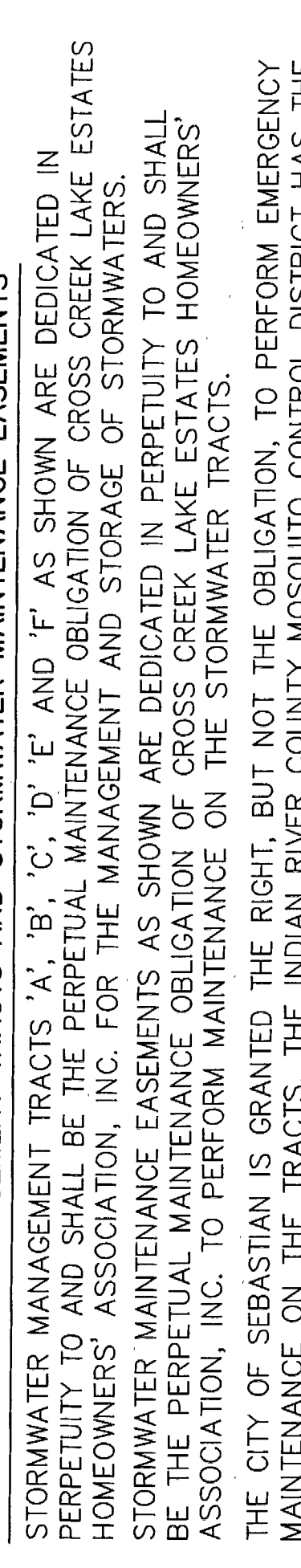
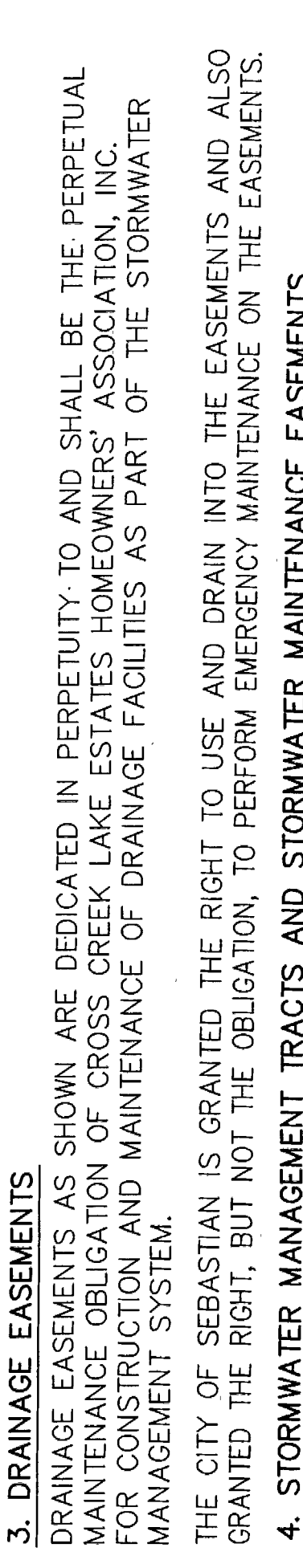
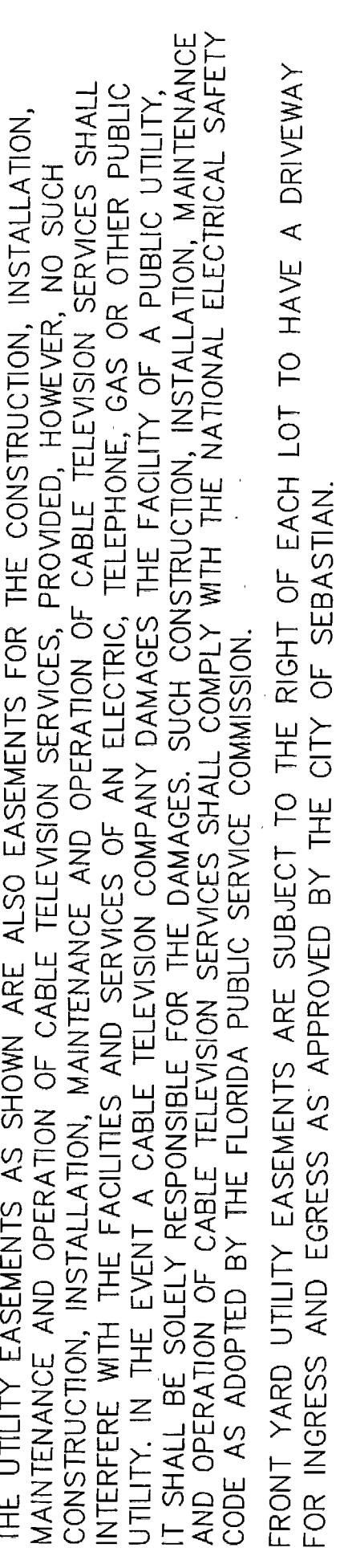
STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF SEBASTIAN
KNOW ALL MEN BY THESE PRESENTS, THAT CROSS CREEK LAKE ESTATES INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS CROSS CREEK LAKE ESTATES PLAT ONE, BEING IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:
1. STREETS AND RIGHT-OF-WAYS:
THE STREETS AND RIGHTS-OF-WAY AS SHOWN ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER MOSQUITO CONTROL AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE CITY OF SEBASTIAN SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
2. UTILITY EASEMENTS
THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA, AND THE CITY OF SEBASTIAN FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA AND THE CITY OF SEBASTIAN CITY COUNCIL.
THE UTILITY EASEMENTS AS SHOWN ARE ALSO 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 FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN.
3. DRAINAGE EASEMENTS
DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AS PART OF THE STORMWATER MANAGEMENT SYSTEM.
THE CITY OF SEBASTIAN IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.
4. STORMWATER MANAGEMENT TRACTS AND STORMWATER MAINTENANCE EASEMENTS
STORMWATER MANAGEMENT TRACTS 'A', 'B', 'C', 'D', 'E' AND 'F' AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. FOR THE MANAGEMENT AND STORAGE OF STORMWATERS.
STORMWATER MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. TO PERFORM MAINTENANCE ON THE STORMWATER TRACTS.
THE CITY OF SEBASTIAN IS GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED PURPOSES OF INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.
5. EMERGENCY ACCESS TRACT
TRACT 'K' AS SHOWN IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. FOR EMERGENCY ACCESS TO THE SUBDIVISION AND FOR ACCESS TO THE SUBDIVISION IN CASE OF AN EMERGENCY BY ALL EMERGENCY PROVIDERS.
6. LIFT STATION TRACT AND EASEMENT
TRACT 'J' AS SHOWN IS HEREBY DEDICATED TO INDIAN RIVER COUNTY FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
THE LIFT STATION EASEMENT AS SHOWN IS HEREBY DEDICATED TO INDIAN RIVER COUNTY FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
7. FUTURE DEVELOPMENT TRACTS
TRACTS 'H', 'L', 'M', 'N', 'O', AND 'P' ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
8. LAKE ACCESS TRACT
TRACT 'I' AS SHOWN IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. FOR LAKE ACCESS AND OPEN SPACE FOR USE BY OWNERS OF LOTS IN THIS SUBDIVISION.
IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY HENRY A. FISCHER, PRESIDENT OF CROSS CREEK LAKE ESTATES INC., A FLORIDA CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.
THIS 29th DAY OF April 2013.

WITNESS Warren W. Dill WITNESS Robert Buck
HENRY A. FISCHER, PRESIDENT PRINT NAME: Jadee Barr

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April 2013, BY HENRY A. FISCHER, PRESIDENT OF CROSS CREEK LAKE ESTATES INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.
NOTARY PUBLIC : Robert Buck COMMISSION No. : EE099872
PRINT NAME : Jadee Barr EXPIRATION DATE : 11-19-14

CITY OF SEBASTIAN CITY SURVEYOR SURVEYOR
CLERK OF THE CIRCUIT COURT
CROSS CREEK LAKE ESTATES INC.



CERTIFICATE OF APPROVAL AND ACCEPTANCE BY CITY COUNCIL
THIS IS TO CERTIFY THAT ON May 8, 2013 THIS PLAT WAS APPROVED BY THE CITY OF SEBASTIAN CITY COUNCIL, AND THE EASEMENTS DEDICATED TO THE CITY WERE ACCEPTED.

MAYOR Bob McPartlan CITY ENGINEER Frank Watanabe, P.E., Neel-Schaffer
CITY CLERK Sally A. Maio CITY ATTORNEY Robert A. Ginsburg
(ATTEST TO MAYORS SIGNATURE)

CLERK'S CERTIFICATION

I, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CROSS CREEK LAKE ESTATES PLAT ONE, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT WAS FILED FOR RECORD THIS 29th DAY OF May 2013, AND RECORDED ON PAGE 70 OF PLAT BOOK 26 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.
JEFFREY R. SMITH, CLERK OF COURT

BY: Susan Davis DATE: 5-9-2013
DEPUTY CLERK OF CIRCUIT COURT, INDIAN RIVER COUNTY, FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF INDIAN RIVER
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LIENS OR OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 2120, PAGE 909, O.R. BOOK 2318, PAGE 1665, O.R. BOOK 2357, PAGE 1673, O.R. BOOK 2363, PAGE 2351, O.R. BOOK 2369, PAGE 1161, O.R. BOOK 2632, PAGE 2086, O.R. BOOK 2120, PAGE 922 AND O.R. BOOK 2120, PAGE 927 WITH CONTINUATION IN O.R. BOOK 2512, PAGE 1055, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS VP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF April 2013.
MARINE BANK AND TRUST COMPANY

BY: Brian C. Fowles PRINT NAME : Brian C. Fowles
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April 2013 BY Brian C. Fowles VP OF MARINE BANK AND TRUST COMPANY ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AK AS IDENTIFICATION.
NOTARY PUBLIC : Michael W. Gifford PRINT NAME : Michael W. Gifford
COMMISSION No. : EE 174753 EXPIRATION DATE : _____



- 1. 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.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT CITY OF SEBASTIAN APPROVAL.
- 4. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT THE CITY OF SEBASTIAN.
- 5. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND CITRUS GREENING HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE SAME IF ANY EXISTS: CATTLEYA GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.
- 6. DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 26 PAGE 124 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

MARINE BANK & TRUST

DATE OF PREPARATION: DECEMBER 12, 2012

DATE	REVISION
<u>4/28/13</u>	REVISE PER COMMENTS, NEW TRACT I
<u>4/26/13</u>	REVISE PER COMMENTS

SHEET 1 OF 4 SHEETS

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.

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON
THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CROSS CREEK LAKE ESTATES PLAT ONE

A PLAT OF

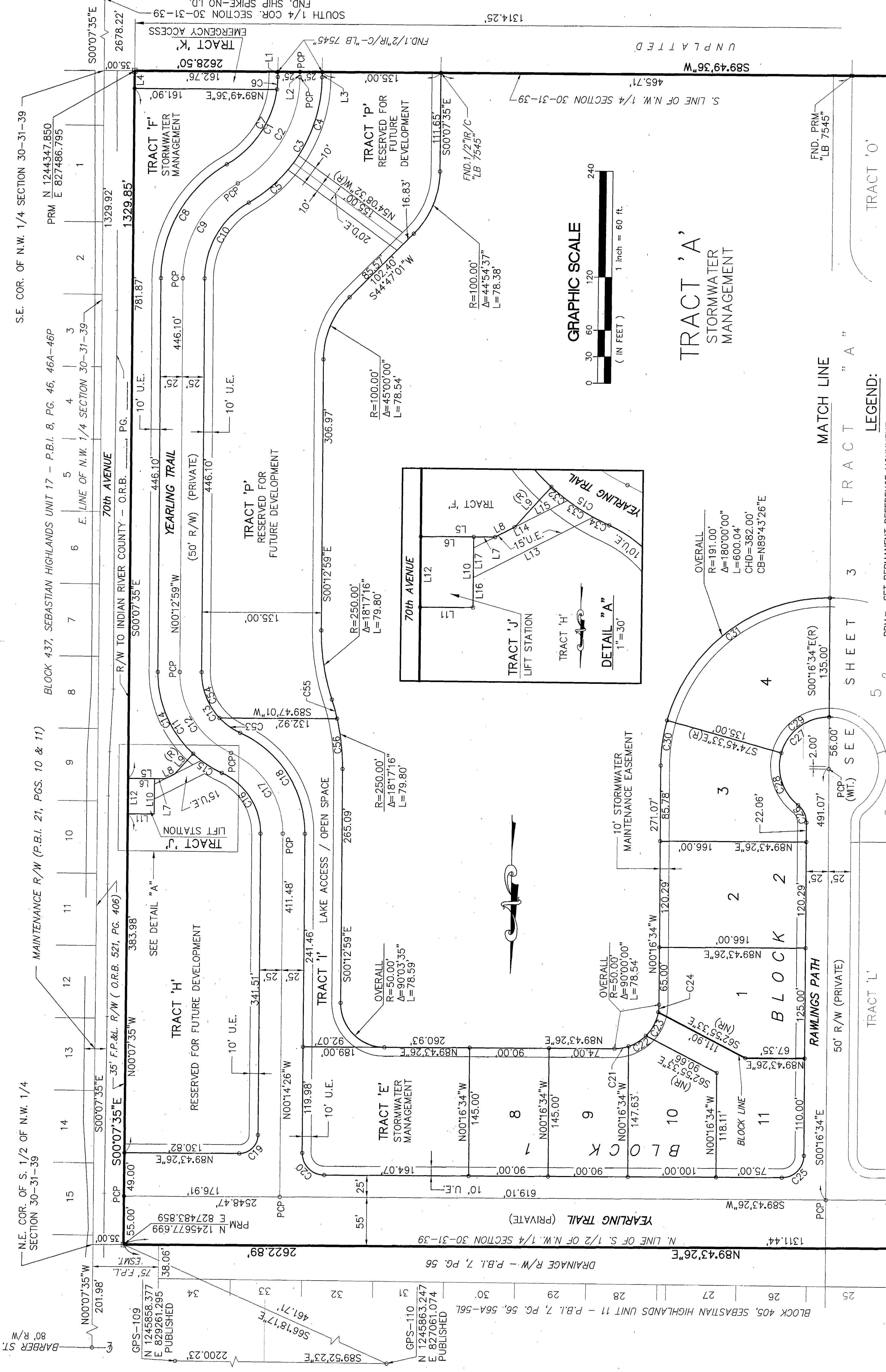
A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 31 SOUTH,
RANGE 39 EAST, IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA

Resolution # 2013-043 Recorded 6-5-2013 in PL. Book 2475 Pg. 1952

PLAT BOOK **26**

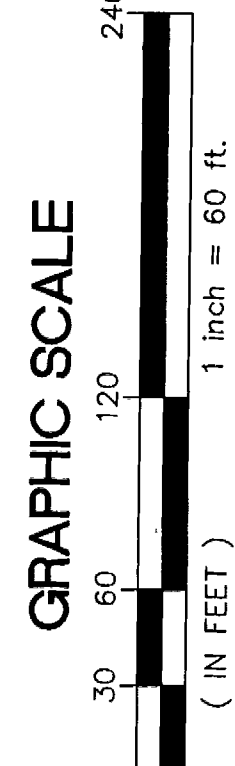
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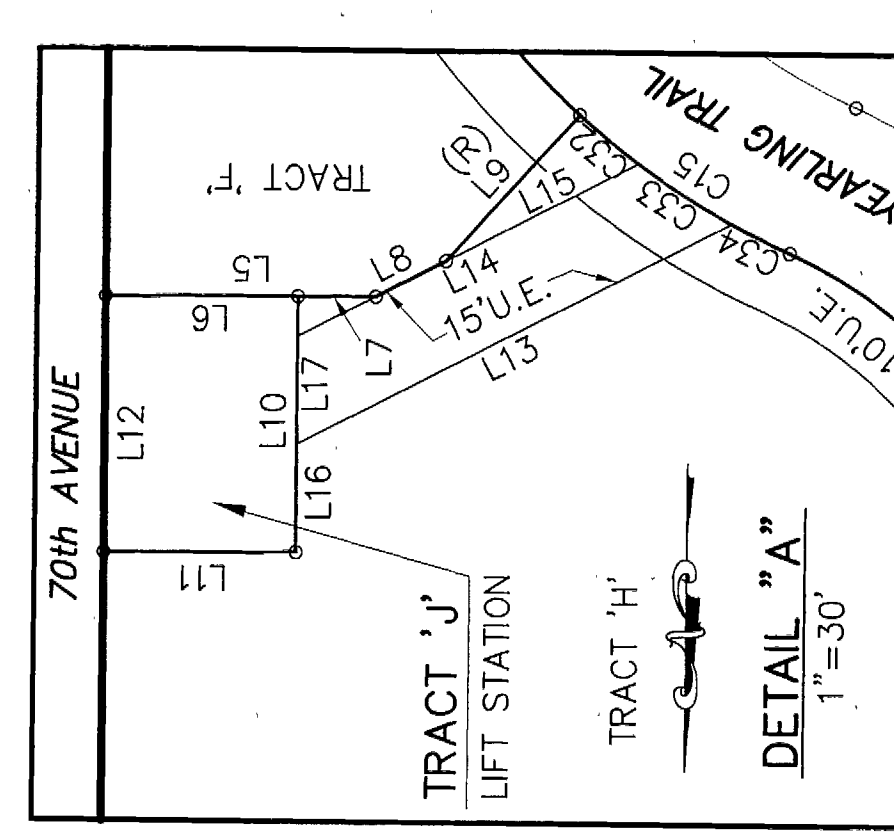


LINE	BEARING	LENGTH
L1	N00°07'35"W	6.00'
L2	N00°07'35"W	6.02'
L3	N00°07'35"W	6.04'
L4	N00°07'35"W	20.00'
L5	N89°47'01"E	42.07'
L6	S89°47'01"W	30.00'
L7	S89°47'01"W	12.07'
L8	N62°41'04"E	12.36'
L9	N42°00'07"E	30.94'
L10	S00°07'35"E	40.00'
L11	N89°47'01"E	30.00'
L12	N00°07'35"W	40.00'
L13	N62°41'04"E	76.01'
L14	N62°41'04"E	59.60'
L15	S62°41'04"W	33.68'
L16	S00°07'35"E	16.96'
L17	S00°07'35"E	16.86'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C1	115.00'	59°34'22"	119.57'	114.26'	S29°39'36"W
C2	140.00'	59°34'22"	145.56'	139.09'	S29°39'36"W
C3	165.00'	59°34'22"	171.56'	163.93'	S29°39'36"W
C4	185.00'	35°59'03"	103.63'	101.93'	S17°51'56"W
C5	185.00'	23°35'19"	67.93'	67.45'	S47°39'07"W
C6	115.00'	6°59'36"	14.04'	14.03'	S03°22'13"W
C7	115.00'	52°34'46"	105.53'	101.87'	S33°09'23"W
C8	150.00'	59°39'45"	156.20'	149.23'	N29°36'54"E
C9	125.00'	59°39'45"	130.16'	124.36'	N29°36'54"E
C10	100.00'	59°39'45"	104.13'	99.49'	N29°36'54"E
C11	125.00'	65°50'18"	143.64'	135.86'	N33°08'08"W
C12	100.00'	65°50'18"	114.91'	108.69'	N33°08'08"W
C13	75.00'	65°50'18"	86.18'	81.52'	N33°08'08"W
C14	125.00'	47°46'55"	104.24'	101.25'	N24°06'26"W
C15	125.00'	18°03'24"	39.39'	39.23'	N57°01'35"W
C16	75.00'	65°48'50"	86.15'	81.49'	S33°08'52"E
C17	100.00'	65°48'50"	108.66'	108.66'	S33°08'52"E
C18	125.00'	65°48'50"	143.58'	135.82'	S33°08'52"E
C19	21.00'	89°57'52"	32.97'	29.69'	S44°44'30"W
C20	25.00'	90°02'08"	39.29'	35.37'	N45°15'30"W
C21	50.00'	18°39'37"	16.28'	16.21'	S80°23'38"W
C22	50.00'	26°31'55"	23.15'	22.95'	S87°47'57"W
C23	50.00'	34°54'55"	30.47'	30.00'	S27°04'27"W
C24	50.00'	9°53'34"	8.63'	8.62'	S04°40'13"W
C25	25.00'	90°00'00"	39.27'	35.36'	S44°43'06"W
C26	25.00'	51°52'55"	22.64'	21.87'	S26°13'02"E
C27	56.00'	28°34'50"	27.73'	26.94'	N89°43'26"E
C28	56.00'	67°23'56"	65.87'	62.14'	N18°27'31"W
C29	56.00'	74°28'59"	72.80'	67.78'	N52°28'57"E
C30	191.00'	15°31'01"	51.73'	51.57'	N07°28'57"E
C31	191.00'	74°28'59"	248.29'	231.17'	N52°28'57"E
C32	125.00'	5°27'39"	11.91'	11.91'	N50°43'43"W
C33	125.00'	7°57'19"	17.36'	17.34'	N63°44'04"W
C34	125.00'	4°38'26"	10.12'	10.12'	N63°44'04"W
C35	75.00'	22°08'48"	28.99'	28.81'	N54°58'53"W
C36	250.00'	5°08'00"	22.40'	22.39'	S15°56'15"E
C37	250.00'	13°09'16"	57.40'	57.27'	S06°47'37"E



TRACT 'A'
STORMWATER
MANAGEMENT



TRACT 'O'

- LEGEND:**
- I.P. = IRON PIPE, NO I.D.
 - I.R. = IRON ROD, NO I.D.
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R/W = RIGHT OF WAY
 - R = RADIUS
 - A = CENTRAL ANGLE
 - L = ARC LENGTH
 - CHD = CHORD
 - CB = CHORD BEARING
 - (NR) = NON-RADIAL
 - (R) = RADIAL
 - (WT.) = WITNESS
 - (M) = MEASURED
 - FND. = FOUND
- SURVEYOR'S NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90 DATUM, BASED ON FIELD TRAVERSE FROM GPS 109 AND GPS 110 CONTROL STATIONS MONUMENTED LINE OF REFERENCE IS THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30-31-39, HAVING A GRID BEARING OF NORTH 00°06'59" EAST.
 - SURVEY SITE LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 12061C0113H DATED DECEMBER 4, 2012.

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ
PROFESSIONAL LAND SURVEYOR #5276
WILLIAM B. ZENTZ & ASSOCIATES, INC.
684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962
LICENSED BUSINESS (LB) #6840
(772) 567-7552

DATE OF PREPARATION: DECEMBER 12, 2012.

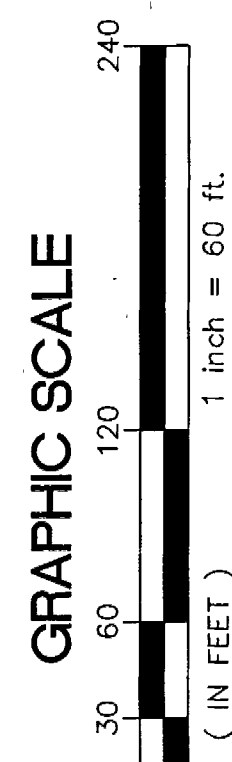
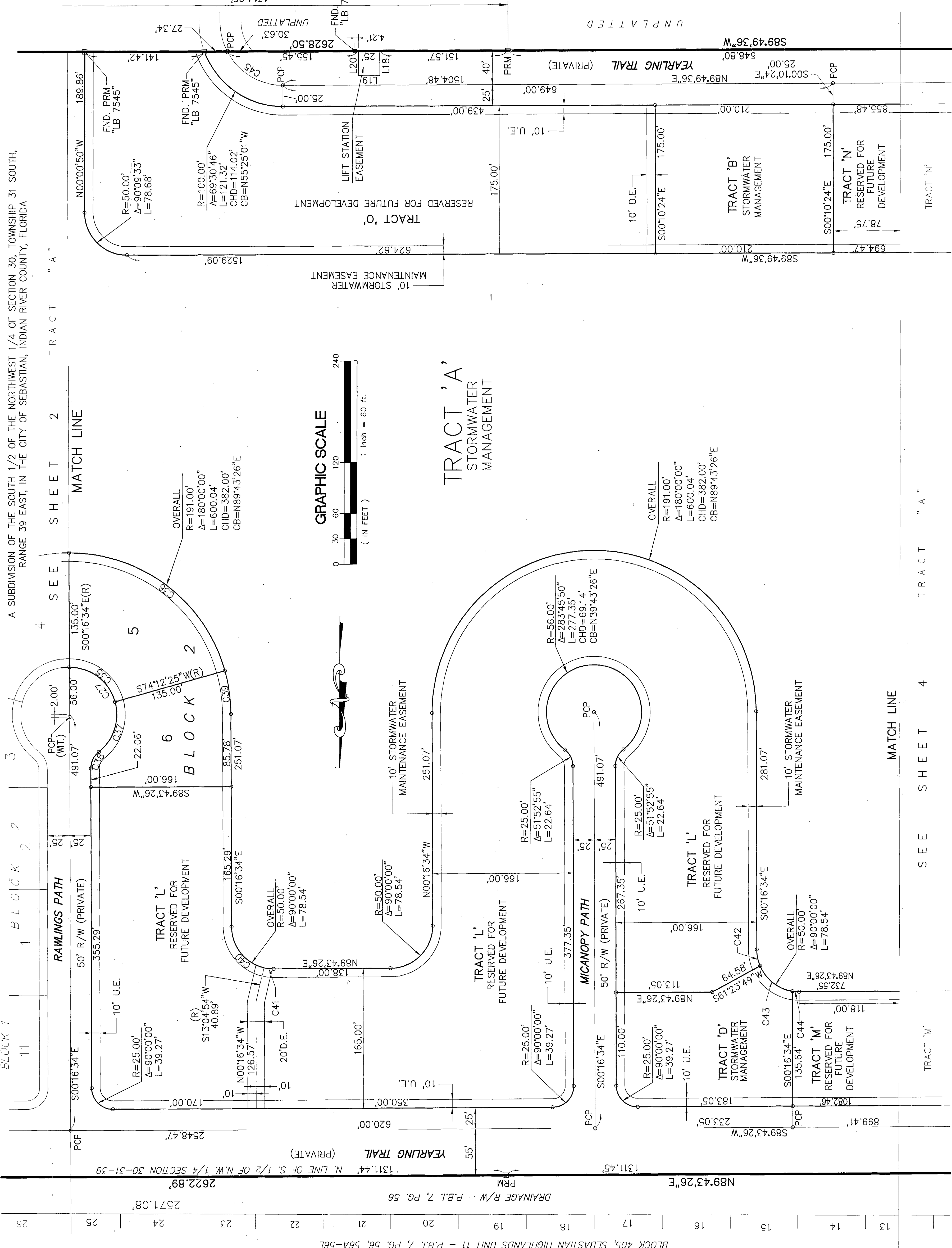
DATE	REVISION	REVISE PER COMMENTS
4/8/13		REVISE PER COMMENTS, NEW TRACT I
4/26/13		REVISE PER COMMENTS

SHEET **2** OF **4** SHEETS

CROSS CREEK LAKE ESTATES PLAT ONE

A PLAT OF
A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH,
RANGE 39 EAST, IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 26
PAGE 72
DOCKET NO. 3120130028811



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C27	56.00'	283°45'50"	277.35'	69.14'	N89°43'26"E
C35	56.00'	74°28'59"	72.80'	67.78'	S53°02'05"E
C36	191.00'	74°28'59"	248.29'	231.17'	S53°02'05"E
C37	56.00'	67°23'56"	65.87'	62.14'	S17°54'23"W
C38	25.00'	51°52'55"	22.64'	21.87'	N25°39'53"E
C39	191.00'	15°31'01"	51.73'	51.57'	S08°02'05"E
C40	50.00'	76°38'32"	66.88'	62.01'	N38°35'50"W
C41	50.00'	13°21'28"	11.66'	11.63'	N83°35'50"W
C42	50.00'	22°46'28"	19.87'	19.74'	N11°39'48"W
C43	50.00'	58°04'30"	50.68'	48.54'	N52°05'17"W
C44	50.00'	9°09'02"	7.99'	7.98'	N85°42'03"W
C45	75.00'	62°10'55"	81.40'	77.46'	N59°04'56"W
C46	50.00'	90°17'23"	78.79'	70.89'	S45°01'42"E
C47	50.00'	22°23'12"	19.54'	19.41'	S11°18'35"W
C48	50.00'	67°36'48"	59.00'	55.64'	S56°18'35"W
C49	56.00'	141°52'55"	138.67'	105.86'	N71°03'27"E
C50	56.00'	141°52'55"	138.67'	105.86'	N70°49'28"W
C51	50.00'	89°36'27"	78.20'	70.47'	S44°55'13"W

LINE	BEARING	LENGTH
L18	S00°03'15"W	29.00'
L19	S89°49'36"W	25.00'
L20	N00°03'15"E	29.00'

LEGEND:
 PRM = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM WBZ LB 6840")
 PCP = SET PERMANENT CONTROL POINT (MAG NAIL & BRASS DISK STAMPED "PCP WBZ LB 6840")
 (WIT.) = SET PCP WITH WITNESS STAMP AT NOTED OFFSET DUE TO SANITARY MANHOLE
 ° = LOT CORNER - SET 5/8" IRON ROD WITH CAP "WBZ ASSOC. LB 6840"
 P.B.I. = PLAT BOOK INDIAN RIVER COUNTY RECORDS
 P.O.B. = POINT OF BEGINNING
 S.M.E. = STORMWATER MAINTENANCE EASEMENT
 NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 B.M. = ELEVATION BENCHMARK
 C.M. = CONCRETE MONUMENT, NO I.D.
 C.C.R. = CERTIFIED CORNER RECORD
 O.R.B. = OFFICIAL RECORDS BOOK
 I.P. = IRON PIPE, NO I.D.
 I.R. = IRON ROD, NO I.D.
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 PK/D = PK NAIL W/DISK
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 R/W = RIGHT OF WAY
 R = RADIUS
 A = CENTRAL ANGLE
 L = ARC LENGTH
 C.B. = CHORD BEARING
 (NR) = NON-RADIAL
 (R) = RADIAL
 (WIT.) = WITNESS
 (M) = MEASURED
 FND. = FOUND

- SURVEYORS NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90 DATUM, BASED ON FIELD TRAVERSE FROM GPS 109 AND GPS 110 CONTROL STATIONS. MONUMENTED LINE OF REFERENCE IS THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30-31-39, HAVING A GRID BEARING OF NORTH 00°06'59" EAST.
 - SURVEY SITE LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 12061C0113H DATED DECEMBER 4, 2012.

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.
NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DATE	REVISION
4/28/13	REVISE PER COMMENTS, NEW TRACT I
4/26/13	REVISE PER COMMENTS

DATE OF PREPARATION: DECEMBER 12, 2012.

CROSS CREEK LAKE ESTATES PLAT ONE

A PLAT OF

A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST, IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA

SEE SHEET 3 MATCH LINE

TRACT 'M'

TRACT 'M'

TRACT 'A'

TRACT 'A'

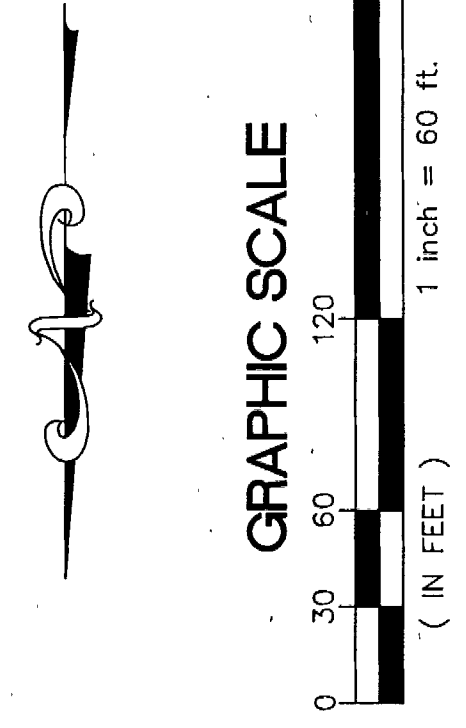
TRACT 'A'

TRACT 'N'

TRACT 'N'

TRACT 'N'

TRACT 'N'



CURVE RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C46	90°17'23"	78.79'	70.89'	S45°01'42"E
C47	50.00'	22°23'12"	19.54'	S11°18'35"W
C48	50.00'	67°36'48"	59.00'	S56°18'35"W
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C50	56.00'	141°52'55"	138.67'	N70°49'28"W
C51	50.00'	89°36'27"	78.20'	S44°55'13"W
C52	50.00'	283°45'50"	1277.35'	N00°06'59"E

LEGEND:

- PRM = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM WBZ LB 6840")
- PCP = SET PERMANENT CONTROL POINT (MAG NAIL & BRASS DISK STAMPED "PCP WBZ LB 6840")
- POP = SET POP WITH WITNESS STAMP AT NOTED (WIT.) OFFSET DUE TO SANITARY MANHOLE
- o = LOT CORNER - SET 5/8" IRON ROD WITH CAP
- o = WBZ ASSOC. LB 6840
- P.B.I. = PLAT BOOK INDIAN RIVER COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- S.M.E. = STORMWATER MAINTENANCE EASEMENT
- NAVD83 = NORTH AMERICAN VERTICAL DATUM OF 1988
- B.M. = ELEVATION BENCHMARK
- C.M. = CONCRETE MONUMENT, NO I.D.
- CCR = CERTIFIED CORNER RECORD
- O.R.B. = OFFICIAL RECORDS BOOK
- I.P. = IRON PIPE, NO I.D.
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- CHD = CHORD
- C.B. = CHORD BEARING (NR) = NON-RADIAL (R) = RADIAL (WIT.) = WITNESS (M) = MEASURED FND. = FOUND

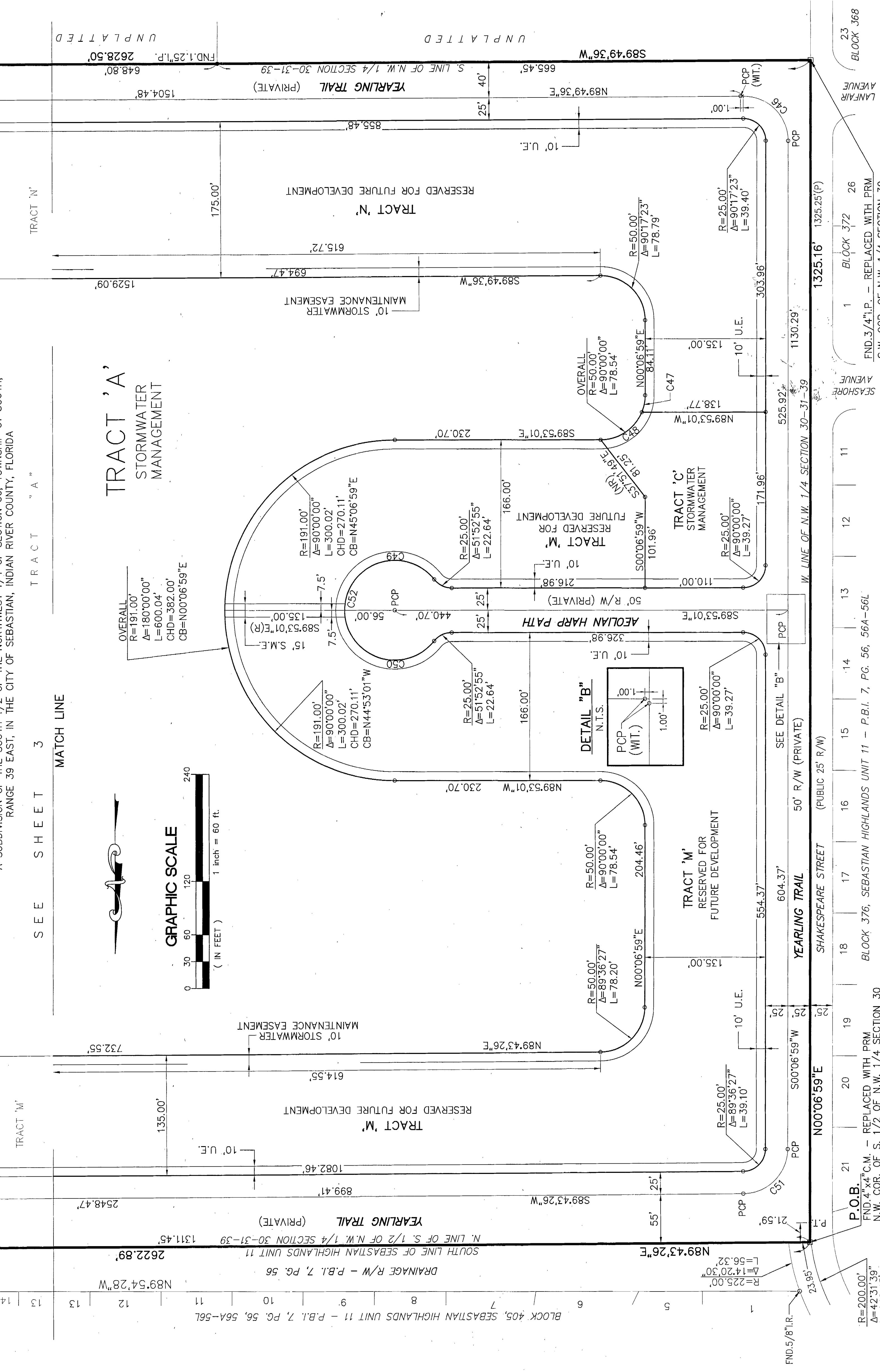
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NOTICE
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SURVEYORS NOTES:
1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90 DATUM, BASED ON FIELD TRAVERSE FROM GPS 109 AND GPS 110 CONTROL STATIONS. MONUMENTED LINE OF REFERENCE IS THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30-31-39, HAVING A GRID BEARING OF NORTH 00°06'59" EAST.
2. SURVEY SITE LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (772) 567-7552

DATE OF PREPARATION: DECEMBER 12, 2012

DATE	REVISION
4/8/13	REVISE PER COMMENTS, NEW TRACT I
4/26/13	REVISE PER COMMENTS



THIS INSTRUMENT PREPARED BY:
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