

# CROSS CREEK LAKE ESTATES PLAT TWO

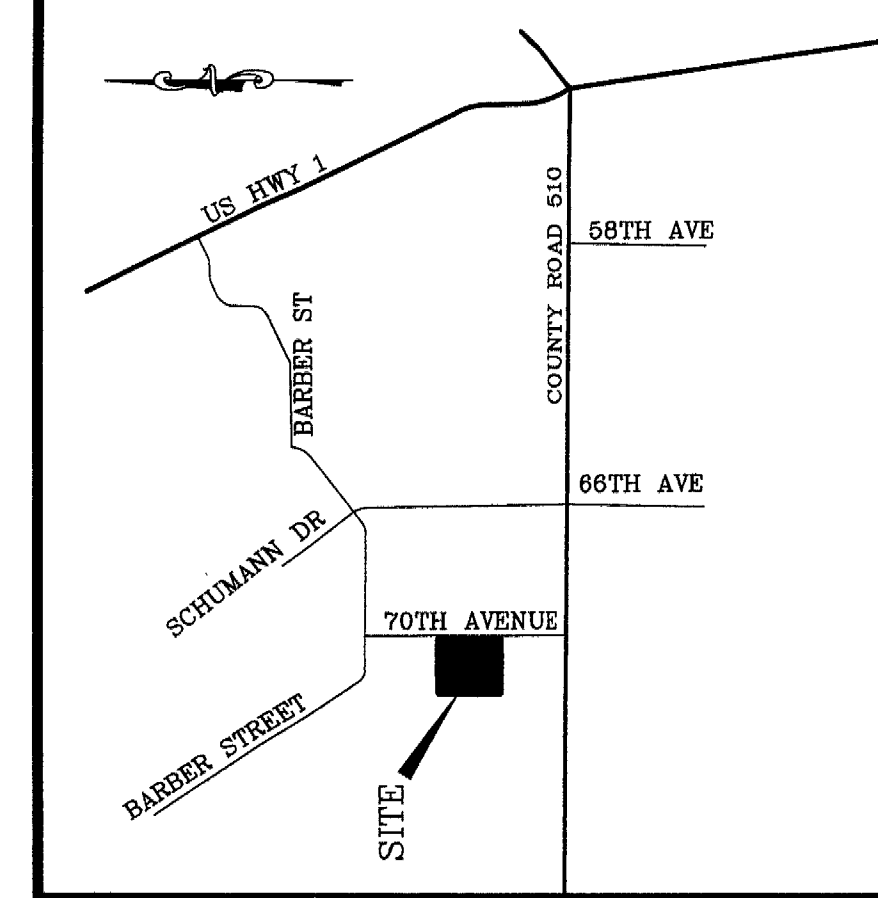
PLAT BOOK 26

PAGE 74

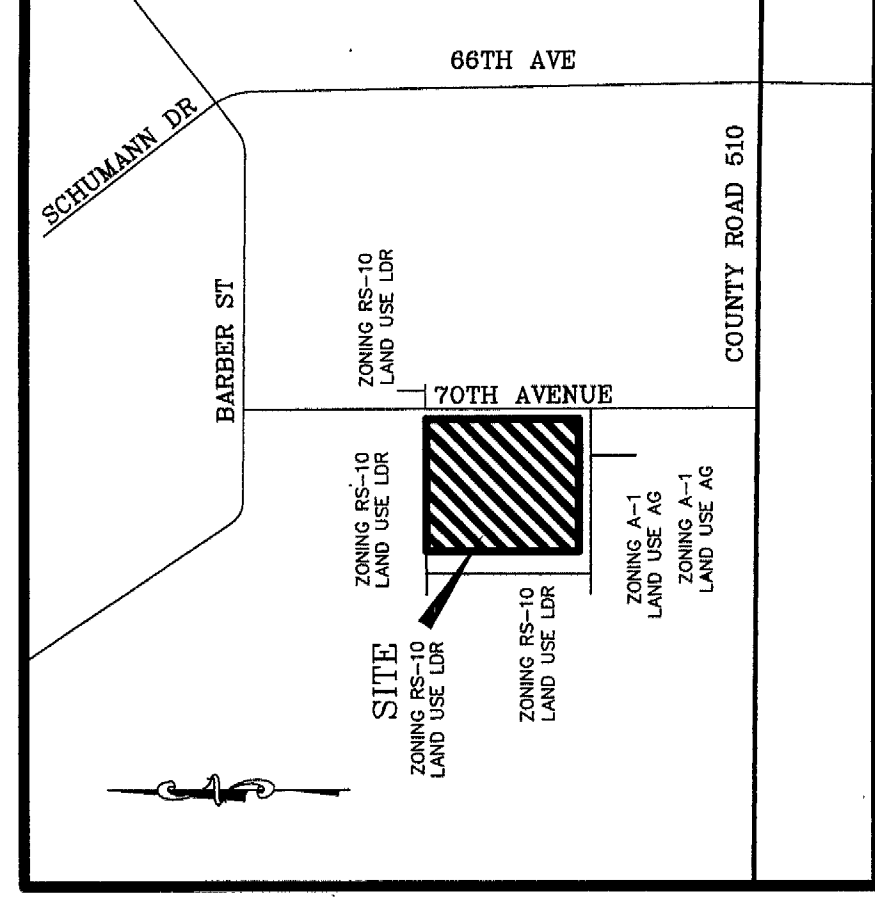
DOCKET NO. 3203002882

SHEET 1 OF 2  
SECTION 30 TWP. 31 S., RANGE 39 E.

1201302882 THE PUBLIC RECORDS OF  
JEFFREY R SMITH, CLERK OF COURT  
INDIAN RIVER COUNTY FL  
BK 26 PG 74 Page 1 of 2 5/9/2013 9:52 AM



LOCATION MAP  
1 inch = 400ft.



ZONING MAP  
NOT TO SCALE

A PORTION OF  
SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST,  
CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**  
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST, EXCEPTING THEREFROM THE WEST 5 ACRES AND THE SOUTH 50 FEET OF THE SUBJECT PROPERTY, ALSO LESS AND EXCEPT THAT PARCEL DESCRIBED IN O.R. BOOK 2283, PAGE 1064, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 RUN S89°49'36"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE S00°07'35"E PARALLEL TO AND 35.00 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 30 BY PERPENDICULAR MEASUREMENT FOR A DISTANCE OF 1288.96 FEET; THENCE N89°56'10"W PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF SECTION 30 BY PERPENDICULAR MEASUREMENT FOR A DISTANCE OF 1136.00 FEET; THENCE N00°00'50"W A DISTANCE OF 1284.27 FEET TO THE SAID NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE N89°49'36"E ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1133.47 FEET TO THE POINT OF BEGINNING. CONTAINS 33.52 ACRES MORE OR LESS.

### ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2013, BY RALPH CAMPANELLI, PRESIDENT, CAMPANELLI DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION ON BEHALF OF THE COMPANY.

*Ralph Campanelli* (SEAL)  
NOTARY PUBLIC  
Gina M. Jackson  
Commission Expires March 9, 2018

PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: NOTARIES LICENSE

CAMPANELLI DEVELOPMENT CORPORATION, INC.,  
A FLORIDA CORPORATION

BY: *Ralph Campanelli*  
RALPH CAMPANELLI, PRESIDENT

WITNESS: *Kathy Campanelli*  
(Print Name) April 27 2013

WITNESS: *Mark Stoddard*  
(Print Name)

### 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 TWO, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT WAS FILED FOR RECORD THIS 9th DAY OF MAY, 2013, AND RECORDED ON PAGE 74 OF PLAT BOOK 26 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY SMITH, CLERK OF COURT

BY: *Susan Lewis*  
DEPUTY CLERK OF CIRCUIT COURT, INDIAN RIVER COUNTY, FLORIDA

DATE: 5-9-2013

CAMPANELLI DEVELOPMENT CORPORATION, INC

CITY OF SEBASTIAN

CLERK OF THE CIRCUIT COURT

CITY SURVEYOR

### CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION IN THE CITY OF SEBASTIAN OR UNINCORPORATED INDIAN RIVER COUNTY

THIS IS TO CERTIFY THAT A SEARCH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, ON THE LAND DESCRIBED BELOW REVEALS THE FOLLOWING INFORMATION:

**RECORD TITLE OWNER**  
CAMPANELLI DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION

**MORTGAGE HOLDER**  
(NONE)

### EXISTING LIENS AND ENCUMBRANCES

- ALL TAXES HAVE BEEN PAID AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES
- SUBJECT TO RESERVATION OF EASEMENT RECORDED IN O.R. BOOK 139, PAGE 701, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- SUBJECT TO RIGHT OF WAY AGREEMENT TO FLORIDA POWER & LIGHT CO. RECORDED IN O.R. BOOK 505, PAGE 594, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS ON LAND RECORDED IN O.R. BOOK 1760, PAGE 963, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- SUBJECT TO CROSS ACCESS AGREEMENT RECORDED IN O.R. BOOK 2571, PAGE 1361, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- SUBJECT TO ACCESS AND USE AGREEMENT RECORDED IN O.R. BOOK 2571, PAGE 1371, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- SUBJECT TO JOINT DRAINAGE AND UTILITY EASEMENT RECORDED IN O.R. BOOK 2571, PAGE 1331, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THIS SEARCH IS UP TO AND INCLUDING MARCH 11, 2013.

THIS CERTIFICATE IS MADE FOR THE PURPOSE OF FURNISHING THE INFORMATION REQUIRED FOR THE FILING OF THE ABOVE REFERENCED SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177.041 OF THE FLORIDA STATUTES AND THE REQUIREMENTS OF THE CITY OF SEBASTIAN OR UNINCORPORATED INDIAN RIVER COUNTY LAND DEVELOPMENT CODE. IT HAS BEEN PREPARED EXPRESSLY FOR THE APPROPRIATE GOVERNING BODY AS DEFINED IN CHAPTER 177.071(FS), AND IT IS NOT TO BE RELIED UPON BY ANY OTHER GROUP OR PERSON FOR ANY OTHER PURPOSE.

COLLINS, BROWN & CALDWELL, BARKETT & GARAVAGLIA, CHARTERED

BY: *Bruce Barkett*  
BRUCE BARKETT  
INDIAN RIVER COUNTY, FLORIDA.

DATE: 4/29/13

### CERTIFICATE OF DEDICATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF April, 2013.

CAMPANELLI DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION

BY: *Ralph Campanelli*  
RALPH CAMPANELLI, PRESIDENT

WITNESS: *Kathy Campanelli*  
(Print Name) April 27 2013

WITNESS: *Mark Stoddard*  
(Print Name)

COVENANTS RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS FINAL PLAT ARE FILED IN OFFICIAL RECORDS BOOK 2665 PAGE NO. 1264

NOTICE: NO BUILDINGS, CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT THE CITY OF SEBASTIAN APPROVAL.

NOTICE: ROUTINE MAINTENANCE (E.G. MOWING) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT / PROPERTY OWNER(S) AND NOT THE CITY OF SEBASTIAN.

NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING CARIBBEAN FRUIT FLY AND CITRUS GREENING HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXIST: CATTLEYA, COMMON GAUVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE, AND ORANGE JASMINE.

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.

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

**CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE 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*  
BOB MCPARTLAN

CITY CLERK: *Sally A. Jones*  
SALLY A. JONES

CITY ENGINEER: *Frank Watanabe P.E.*  
FRANK WATANABE P.E.

CITY ATTORNEY: *Robert A. Ginsburg*  
ROBERT A. GINSBURG

DAVID M. JONES  
FLORIDA PROFESSIONAL LAND SURVEYOR, CERTIFICATE 3909  
5/6/13  
(Date)

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON 5/6/13 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, EACH P.C.P., ALL LOT AND TRACT CORNERS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY PART 1, CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 913 AND ARTICLE XIX OF THE CITY OF SEBASTIAN LAND DEVELOPMENT CODE; AND THAT SAID LAND IS LOCATED IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.



DATED 4/29/13 REGISTRATION NO. 4895

*Steve Cartheine*  
STEVE CARTHEINE, LS #4895  
STATE OF FLORIDA

# CROSS CREEK LAKE ESTATES PLAT TWO

A PORTION OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST, CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

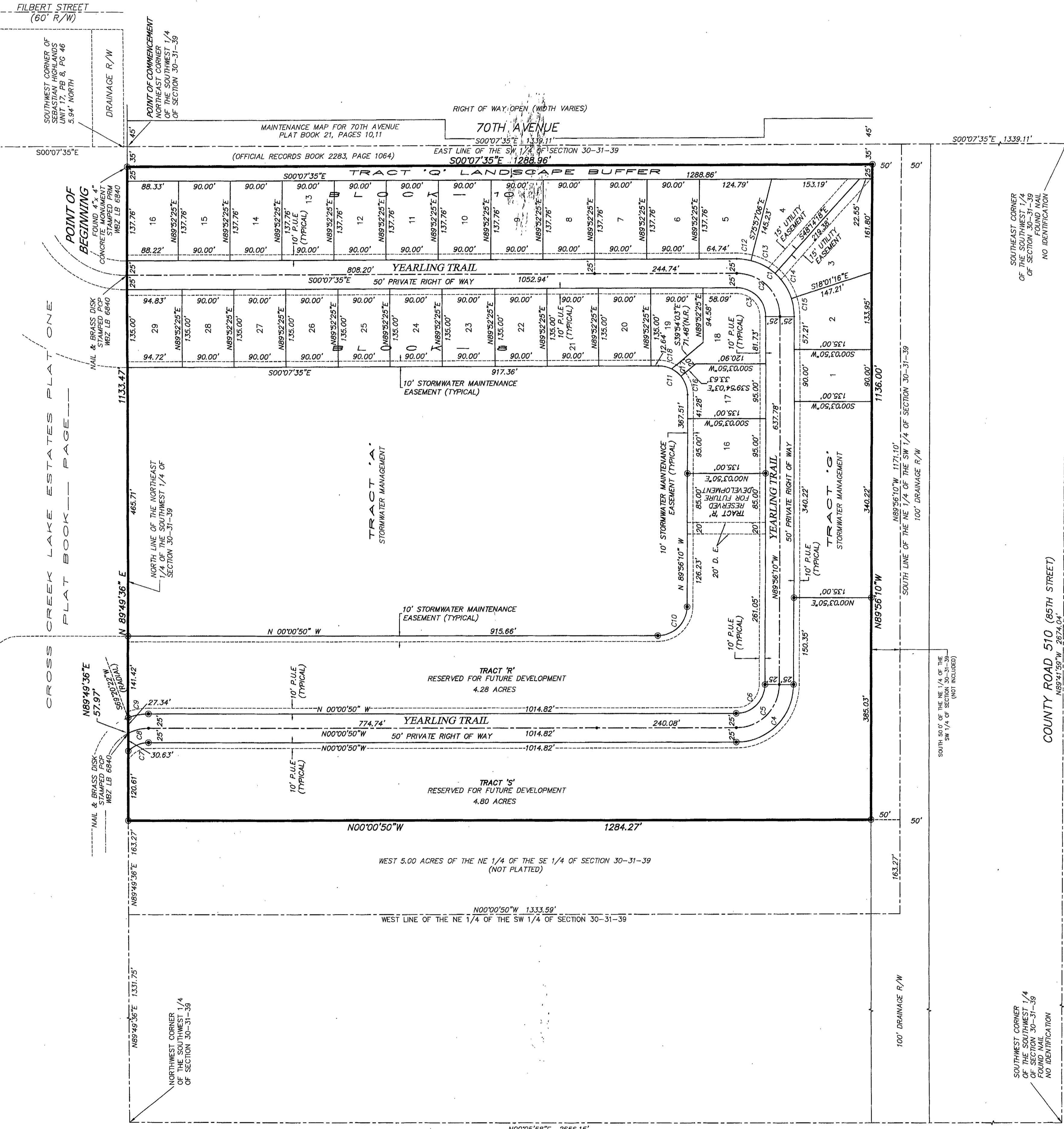
PLAT BOOK 26

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SHEET 2 OF 2

SECTION 30, TWP. 31 S., RANGE 39 E.



NOTE: ALL LOT LINES EMANATING FROM CURVES ARE RADIAL LINES UNLESS NOTED (N.R.)

CURVE	RADIUS	LENGTH	CH DELTA	CH BEARING	CHORD
C1	100.00'	157.41'	90°11'25"	N44°58'08"E	141.66'
C2	75.00'	118.06'	90°11'25"	N44°58'07"E	106.24'
C3	50.00'	78.71'	90°11'25"	N44°58'07"E	70.83'
C4	100.00'	156.94'	89°55'20"	S44°58'30"E	141.33'
C5	75.00'	117.71'	89°55'20"	S44°58'30"E	105.89'
C6	50.00'	78.47'	89°55'20"	S44°58'30"E	70.66'
C7	50.00'	38.91'	44°35'11"	N22°18'26"W	37.93'
C8	75.00'	56.62'	27°58'39"	N14°00'10"W	36.26'
C9	100.00'	76.04'	20°38'48"	N10°20'14"W	35.84'
C10	50.00'	78.71'	89°55'20"	S44°58'30"E	70.66'
C11	50.00'	78.71'	90°11'25"	N44°58'07"E	70.83'
C12	100.00'	24.74'	14°10'29"	N06°57'39"E	24.68'
C13	100.00'	48.37'	27°42'48"	N27°54'18"E	47.90'
C14	100.00'	52.74'	30°13'02"	N56°52'13"E	52.13'
C15	100.00'	31.56'	18°05'06"	N81°01'17"E	31.43'
C16	50.00'	34.88'	39°57'53"	N70°04'53"E	34.17'
C17	50.00'	20.58'	23°34'41"	N38°18'36"E	20.43'
C18	50.00'	23.25'	26°38'51"	N13°11'50"E	23.05'

- NOTES:
- 1.) PERMANENT REFERENCE MONUMENTS, "P.R.M.," HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
  - 2.) 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 AND ORDINANCES OF THE CITY OF SEBASTIAN.
  - 3.) 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 AND ORDINANCES OF THE CITY OF SEBASTIAN.
  - 4.) BEARINGS SHOWN ARE BASED ON THE ASSUMPTION THE THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST BEARS N89°41'59"W.
  - 5.) THIS PLAT IS LOCATED WITHIN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12061C0113H DATED DECEMBER 4, 2012.
  - 6.) ALL LOT LINES EMANATING FROM CURVES ARE RADIAL LINES UNLESS NOTED (N.R.)

- LEGEND
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED) STAMPED "PRM LB 7545"
  - DENOTES PERMANENT CONTROL POINT (PCP) SET NAIL AND BRASS DISC (UNLESS OTHERWISE NOTED) STAMPED "PCP LB 7545"
  - P.U.E DENOTES PUBLIC UTILITY EASEMENT
  - D.E. DENOTES DRAINAGE EASEMENT
  - N.R. DENOTES NON-RADIAL

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

**INDIAN RIVER SURVEY, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 18300 STATE ROAD 1, VERO BEACH, FL 32960  
 PHONE (772) 566-7880 FAX (772) 778-3617

THIS INSTRUMENT PREPARED BY:  
 STEVE CARTER, L.S. 4895  
 INDIAN RIVER SURVEY, INC.  
 1835 20TH STREET  
 VERO BEACH, FL 32960  
 DATE PREPARED: 11/21/12  
 REVISED: 2/18/13  
 REVISED: 3/15/13  
 REVISED: 4/25/13