

CERTIFICATE OF TITLE

STATE OF FLORIDA, COUNTY OF INDIAN RIVER... WARREN W. DILL, ESQUIRE, P.L.L., HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY...

- 1. MORTGAGE TO MARINE BANK AND TRUST RECORDED IN O.R. BOOK 2316, PAGE 1665, O.R. BOOK 2317, PAGE 1673, O.R. BOOK 2363, PAGE 2351, O.R. BOOK 2369, PAGE 1161 AND PAGE 1162, 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.
8. DECLARATIONS OF CONDITIONS COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN O.R. BOOK 2665, PAGE 1264.

ALL OF THE ABOVE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THIS SEARCH IS UP TO AND INCLUDING JULY 3, 2013.

WARREN W. DILL, ESQUIRE DATE: 11-12-13

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, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS CROSS CREEK LAKE ESTATES PLAT THREE, 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 ACKNOWLEDGE THE DEDICATIONS AS SHOWN ON CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND DEDICATES AS FOLLOWS:

- 1. UTILITY EASEMENTS THE UTILITY EASEMENTS AS SHOWN WERE PREVIOUSLY DEDICATED ON CROSS CREEK LAKE ESTATES PLAT ONE AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA 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. THE UTILITY EASEMENTS DEPICTED ON THIS PLAT HAVE BEEN ACCEPTED BY RESOLUTION 2013-043 OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY AND RECORDED AT OFFICIAL RECORD BOOK 2675, PAGE 1952, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
2. DRAINAGE EASEMENTS DRAINAGE EASEMENTS AS SHOWN WERE PREVIOUSLY DEDICATED ON CROSS CREEK LAKE ESTATES PLAT ONE AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA IN PERPETUITY TO 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.
3. STORMWATER MAINTENANCE EASEMENTS STORMWATER MAINTENANCE EASEMENTS AS SHOWN WERE PREVIOUSLY DEDICATED ON CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA IN PERPETUITY TO CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. TO PERFORM MAINTENANCE ON THE STORMWATER TRACTS. THE CITY OF SEBASTIAN IS GRANTED THE RIGHT TO USE THE EASEMENTS 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.

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 14th DAY OF November, 2013.

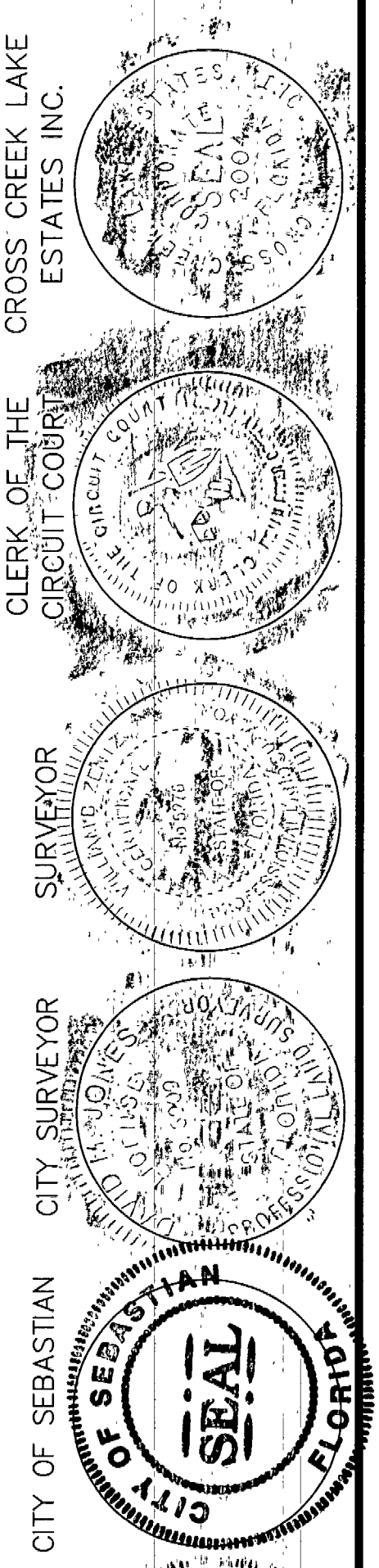
BY: Henry A. Fischer, President PRINT NAME: Angela Silverbrook WITNESS: Steve Burke DATE: 11-19-14

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November, 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: Steve Burke COMMISSION No.: 66004812 EXPIRATION DATE: 11-19-14

PRINT NAME: Steve Burke



CROSS CREEK LAKE ESTATES PLAT THREE

A SUBDIVISION IN 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, BEING A REPLAT OF TRACT "L", CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DESCRIPTION A PARCEL OF LAND BEING A PORTION OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING TRACT "L" OF CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 30, SAID POINT BEING THE NORTHWEST CORNER OF SAID CROSS CREEK LAKE ESTATES PLAT ONE, PROCEED NORTH 89° 43' 26" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 AND NORTH PLAT LINE A DISTANCE OF 1256.74 FEET; THENCE SOUTH 00° 16' 34" EAST A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY (R/W) LINE OF YEARLING TRAIL (80 FOOT PRIVATE R/W), SAID POINT TO A POINT OF BEGINNING; THENCE NORTH 89° 43' 26" EAST ALONG SAID SOUTH R/W LINE A DISTANCE OF 520.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE 39.27 FEET TO THE POINT OF TANGENCY, SAID POINT LYING ON THE WEST R/W LINE OF RAMLINGS PATH (50 FOOT PRIVATE R/W); THENCE SOUTH 00° 16' 34" EAST ALONG SAID WEST R/W LINE A DISTANCE OF 355.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "L"; THENCE SOUTH 89° 43' 26" WEST ALONG THE SOUTH LINE OF SAID TRACT "L" A DISTANCE OF 166.00 FEET TO A POINT ON A LINE DIVIDING SAID TRACT "L" AND TRACT "A" OF SAID PLAT OF CROSS CREEK LAKE ESTATES PLAT ONE; THENCE PROCEED THE FOLLOWING EIGHT COURSES ALONG SAID LINE DIVIDING SAID TRACTS "L" AND "A": NORTH 00° 16' 34" WEST A DISTANCE OF 165.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 43' 26" WEST A DISTANCE OF 138.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00° 16' 34" EAST A DISTANCE OF 251.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 191.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180° 00' 00", A DISTANCE OF 600.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00° 16' 34" WEST A DISTANCE OF 281.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 46' 28", A DISTANCE OF 19.87 FEET TO THE NORTHWEST CORNER OF SAID TRACT "L"; THENCE NORTH 61° 23' 49" EAST ALONG THE NORTH LINE OF SAID TRACT "L" A DISTANCE OF 64.58 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF TRACT "L", NORTH 89° 43' 26" EAST A DISTANCE OF 113.05 FEET TO A POINT ON THE WEST R/W LINE OF MICANOPY PATH (50 FOOT PRIVATE R/W); THENCE PROCEED THE FOLLOWING FIVE COURSES ALONG MICANOPY PATH R/W LINE: SOUTH 00° 16' 34" EAST A DISTANCE OF 287.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 52' 55", A DISTANCE OF 22.64 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 283° 45' 50", A DISTANCE OF 277.35 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 52' 55", A DISTANCE OF 22.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00° 16' 34" WEST A DISTANCE OF 377.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6.54 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYOR

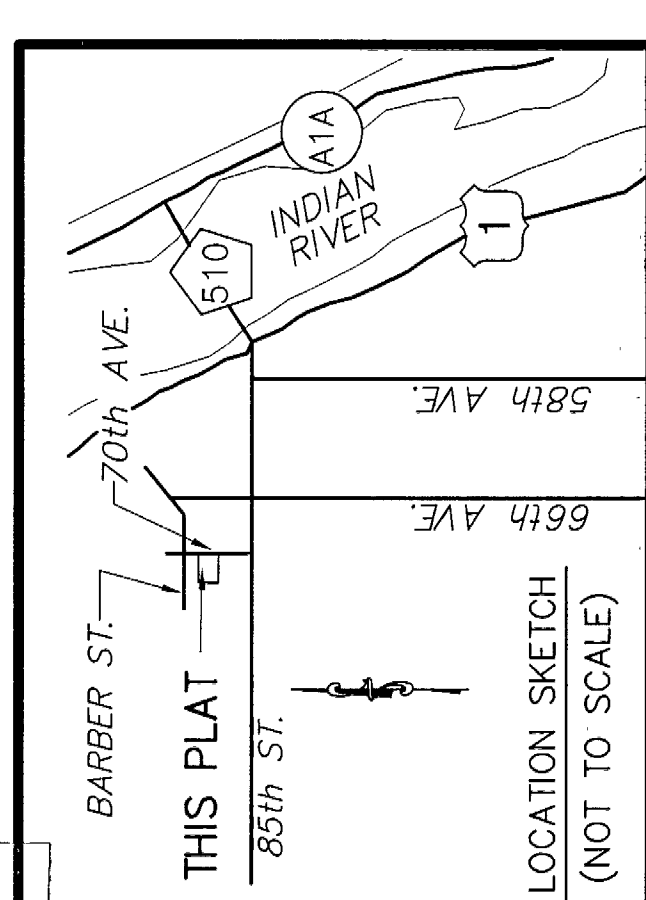
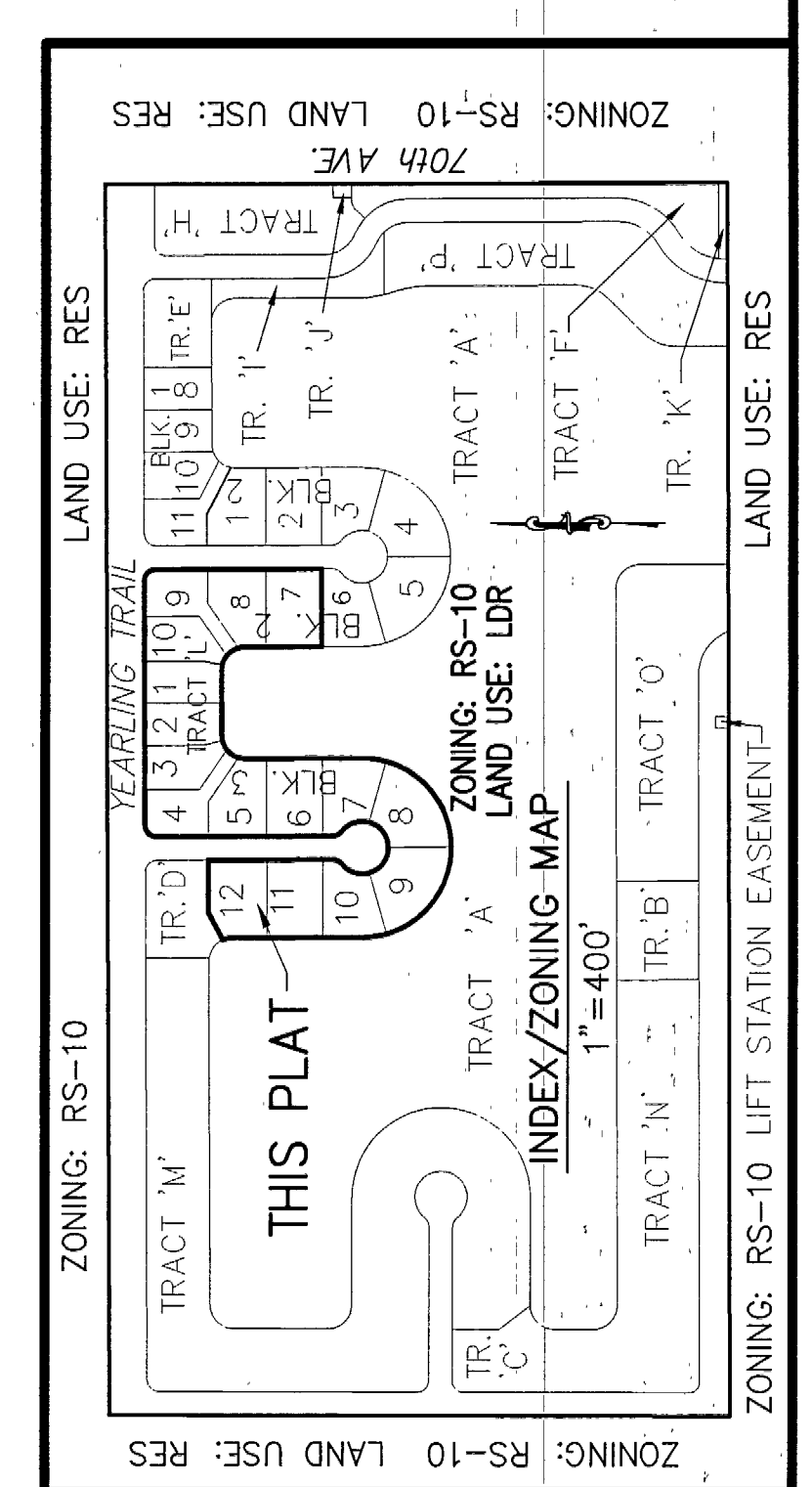
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON JUNE 17, 2013 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES 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 XIX, 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

CITY SURVEYOR'S CERTIFICATE

THIS PLAT OF CROSS CREEK LAKE ESTATES PLAT THREE 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: 11/12/13



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

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON Nov. 13, 2013 THIS PLAT WAS APPROVED BY THE CITY OF SEBASTIAN CITY COUNCIL AND THE EASEMENTS DEDICATED TO THE CITY AS SHOWN HEREON AND ON CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA ARE ACCEPTED AND ACKNOWLEDGED.

MAYOR: Bob McPartlan CITY ENGINEER: Frank Watanabe, P.E., Neel-Schaffer CITY CLERK: Sally A. Maio CITY ATTORNEY: Robert A. Ginsburg

CLERK'S CERTIFICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER 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 THREE, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT WAS FILED FOR RECORD THIS 14th DAY OF November, 2013, AND RECORDED ON PAGE 86 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: Jeffrey R. Smith DATE: 14th November 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 AS DEDICATED ON CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA 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 AND ON CROSS CREEK LAKE ESTATES PLAT ONE. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS DIRECTORS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF November, 2013.

MARINE BANK AND TRUST COMPANY PRINT NAME: Blinn C. Fowler DATE: 11/11/13 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF November, 2013 BY Anne H. Sheppard OF MARINE BANK AND TRUST COMPANY ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. NOTARY PUBLIC: Anne H. Sheppard PRINT NAME: Anne H. Sheppard EXPIRATION DATE: 1-1-16 COMMISSION No.: 6617388

NOTICES: 1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE PROPERTY DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT. 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: CATTLEY 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 2665, PAGE 1264, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATE OF PREPARATION: JULY, 10, 2013

Table with columns: DATE, REVISION, SHEET, OF SHEETS. Row 1: 11/5/13, REVISE PER COMMENTS, 1, 2.

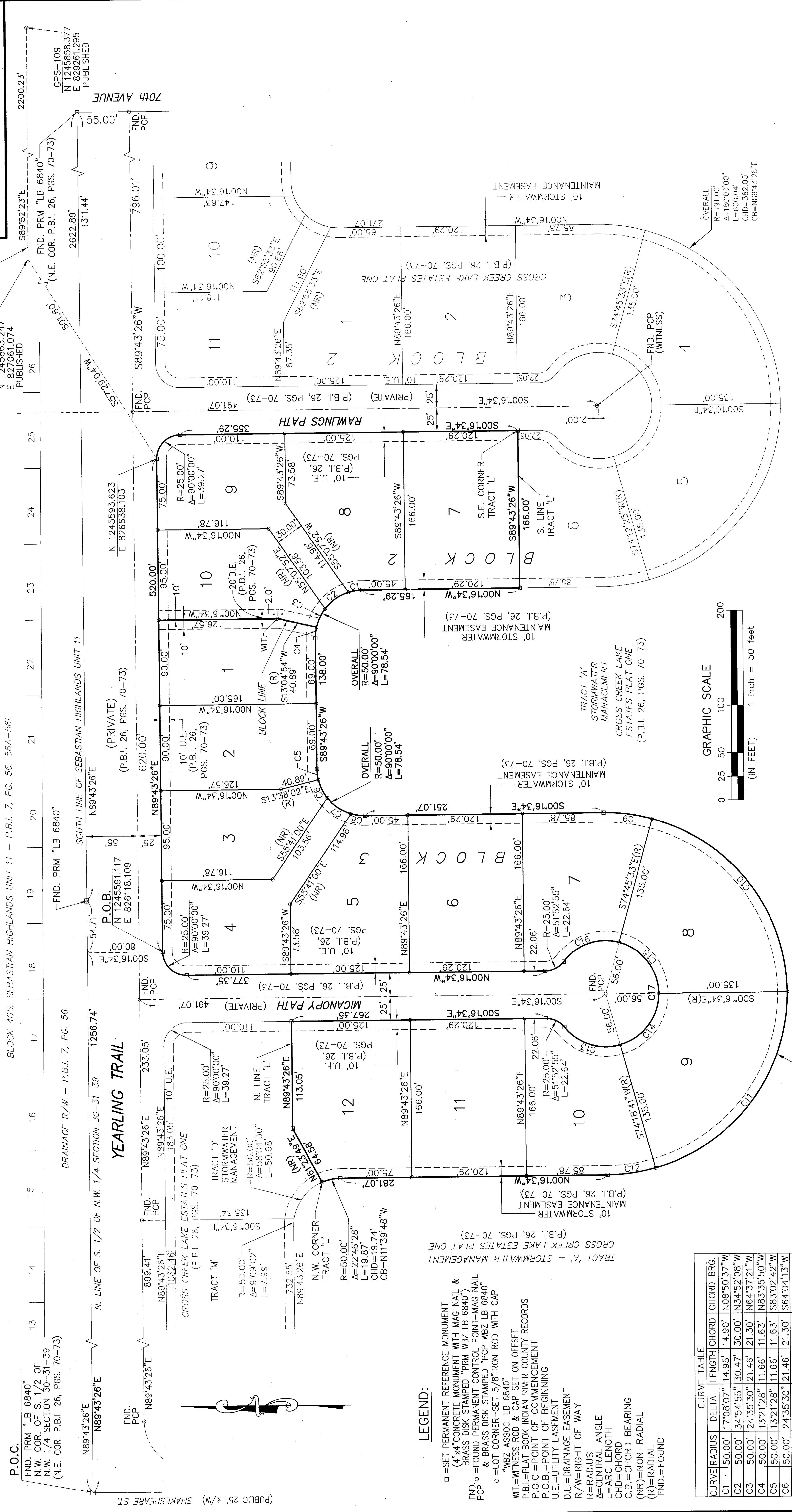
CROSS CREEK LAKE ESTATES PLAT THREE

PLAT BOOK 26
PAGE 87
DOCKET No. 3120130012110

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL
DEFINITION 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.

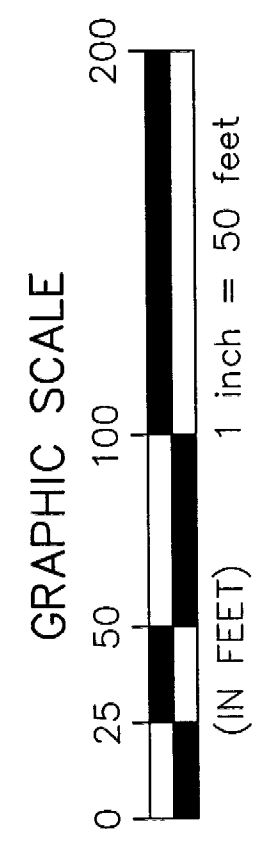
BEARING BASIS (BASED ON PUBLISHED COORDS. FOR GPS 109 & GPS 110)
FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/90.



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C1	50.00'	17°08'07"	14.95'	14.90'	N08°50'37"W
C2	50.00'	34°54'55"	30.47'	30.00'	N34°52'08"W
C3	50.00'	24°35'30"	21.46'	21.30'	N64°37'21"W
C4	50.00'	13°21'28"	11.66'	11.63'	N83°35'50"W
C5	50.00'	13°21'28"	11.66'	11.63'	S83°02'42"W
C6	50.00'	24°35'30"	21.46'	21.30'	S64°04'13"W
C7	50.00'	34°54'53"	30.47'	30.00'	S34°19'01"W
C8	50.00'	17°08'08"	14.95'	14.90'	S08°17'30"W
C9	191.00'	15°31'01"	51.73'	51.57'	N07°28'57"E
C10	191.00'	74°28'59"	248.29'	231.17'	N52°28'57"E
C11	191.00'	74°35'15"	248.64'	231.45'	S52°58'57"E
C12	191.00'	15°24'45"	51.38'	51.22'	S07°58'57"E
C13	56.00'	67°17'40"	65.77'	62.06'	S17°57'31"W
C14	56.00'	74°35'15"	72.90'	67.86'	S52°58'57"E
C15	56.00'	74°28'59"	72.80'	67.78'	N52°28'57"E
C16	56.00'	67°23'56"	65.87'	62.14'	N18°27'31"W
C17	56.00'	283°45'07"	277.35'	69.14'	N89°43'26"E

LEGEND:

- = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM WBZ LB 6840")
- FND. = FOUND PERMANENT CONTROL POINT - MAG NAIL & BRASS DISK STAMPED "POP WBZ LB 6840"
- o = LOT CORNER - SET 5/8" IRON ROD WITH CAP
- WT = WITNESS ROD & CAP SET ON OFFSET
- P.B.I. = PLAT BOOK INDIAN RIVER COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R/W = RIGHT OF WAY
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CHD = CHORD
- C.B. = CHORD BEARING
- (NR) = NON-RADIAL
- (R) = RADIAL
- FND. = FOUND



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 NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 89°43'26" EAST.
2. THIS PLAT LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 12061C0090 E AND 12061C0113H, DATED DECEMBER 4, 2012.

TRACT 'A'
STORMWATER
MANAGEMENT

OVERALL
R=191.00'
Δ=180°00'00"
L=600.04'
CHD=382.00'
CB=S89°43'26"W

DATE OF PREPARATION: JULY 10, 2013

DATE	REVISION	REVISE PER COMMENTS
11/5/13		

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