

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
INDIAN RIVER COUNTY, FLORIDA.

11/12/13
DATE


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 TO BE

24th DAY OF November, 2013.

CAMPANELLI DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION

BY: 
RALPH CAMPANELLI, PRESIDENT

WITNESS: 
(Print Name) CURTIS HAFF

WITNESS: 
(Print Name) TODD HAUSER

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 GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURIAM 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:
STEVE CARTECHINE, LS#4895
INDIAN RIVER SURVEY, INC.
1835 20TH STREET, SEBASTIAN
DATE PREPARATION: 09/13/13
REVISED: 11/05/13

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
1835 20TH STREET, SEBASTIAN, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

CAMPANELLI DEVELOPMENT CORPORATION, INC

CITY OF SEBASTIAN
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR

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 FOUR, 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 88 OF PLAT BOOK 216 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY SMITH, CLERK OF COURT

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

DATE: 14th November, 2013

CROSS CREEK LAKE ESTATES PLAT FOUR

BEING A REPLAT OF RESERVED TRACTS 'R' AND 'S' AND A PORTION OF YEARLING TRAIL OF CROSS CREEK LAKES PLAT TWO, AS RECORDED IN PLAT BOOK 26, PAGE 74 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST, CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.


3120130072771
RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
BK 26 PG 88 Page 1 of 2 11/14/2013 2:28 PM

LEGAL DESCRIPTION:
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF 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 NORTHEAST CORNER OF TRACT 'O' OF CROSS CREEK LAKE ESTATES PLAT TWO AS RECORDED IN PLAT BOOK 26, PAGE 74 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE S00°07'35"E ALONG THE EAST LINE OF SAID TRACT 'O', 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 THE SOUTHWEST 1/4 OF SECTION 30 BY PERPENDICULAR MEASUREMENT FOR A DISTANCE OF 750.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N89°56'10"W A DISTANCE OF 385.03 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 THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 320.00 FEET; THENCE S00°00'50"E A DISTANCE OF 915.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°55'20"; THENCE SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 78.47 FEET TO THE POINT OF TANGENCY; THENCE S89°56'10"E A DISTANCE OF 231.23 FEET; THENCE S00°03'50"W A DISTANCE OF 135.00 FEET TO THE NORTH RIGHT OF WAY LINE OF YEARLING TRAIL; THENCE N89°56'10"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 215.70 FEET; THENCE S00°03'50"W A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING. CONTAINS 10.60 ACRES MORE OR LESS.

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF November, 2013, BY RALPH CAMPANELLI, PRESIDENT, CAMPANELLI DEVELOPMENT CORPORATION, INC., A FLORIDA CORPORATION, AND BEING THE COMPANY.

 (SEAL)
NOTARY PUBLIC
TYPE OF IDENTIFICATION PRODUCED:

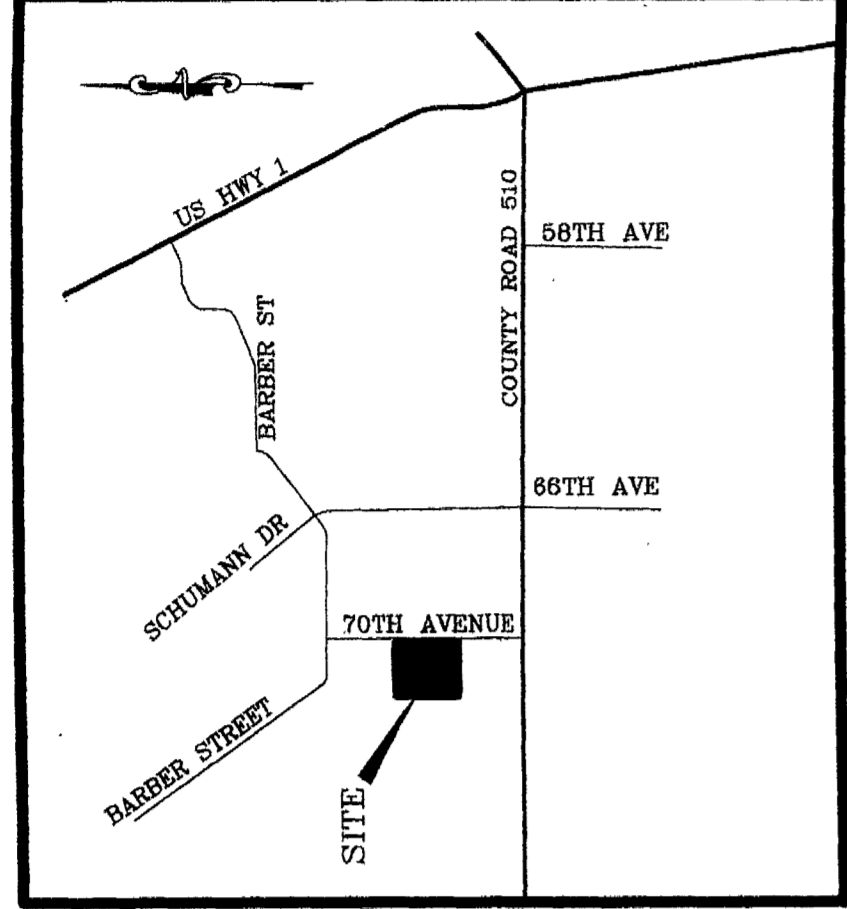
CAMPANELLI DEVELOPMENT CORPORATION, INC.,
A FLORIDA CORPORATION

BY: 
RALPH CAMPANELLI, PRESIDENT

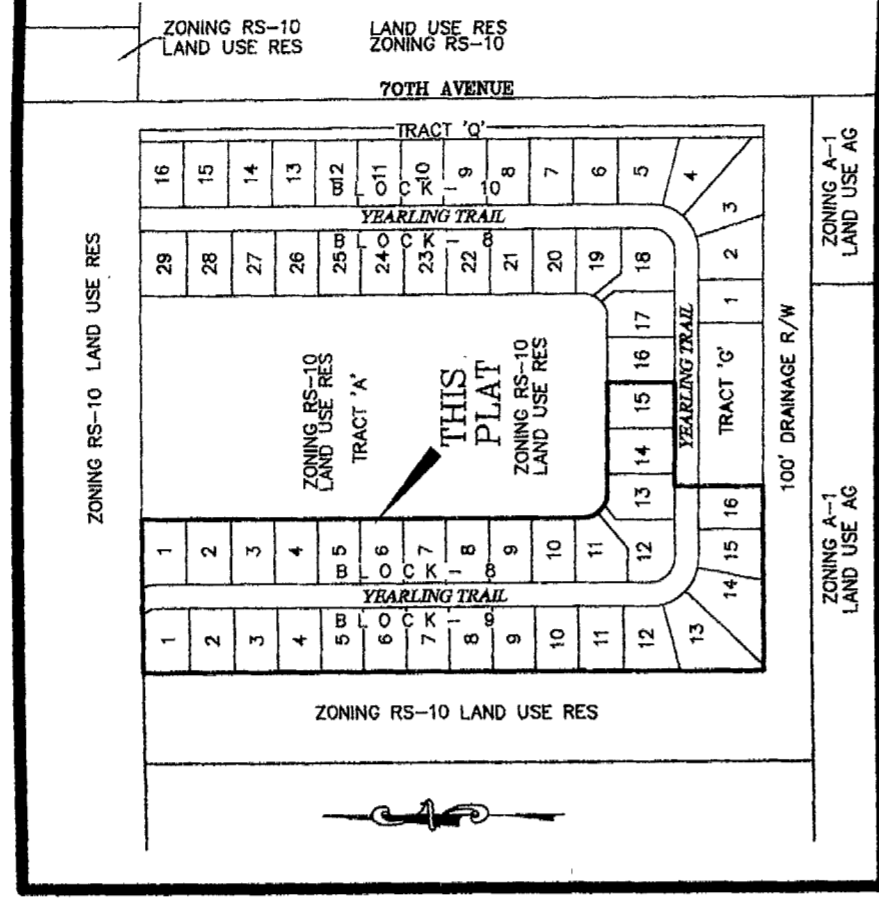
November 24th, 2013

WITNESS: 
(Print Name) CURTIS HAFF

WITNESS: 
(Print Name) TODD HAUSER



LOCATION MAP
1 inch = 4000ft.



ZONING MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE 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 WERE ACCEPTED.

CITY ENGINEER: 
FRANK WATANABE, P.E.

CITY ATTORNEY: 
NEEL SCHAFFER

CITY ATTORNEY: 
ROBERT A. GINSBURG

CITY SURVEYOR'S CERTIFICATE

THIS PLAT OF CROSS CREEK LAKE ESTATES PLAT FOUR HAS BEEN REVIEWED BY THE UNDERSTANDING PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF SEBASTIAN, WHO HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 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.

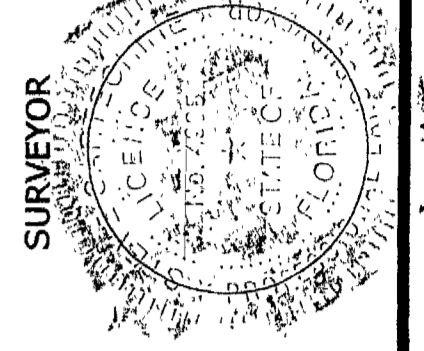
DAVID M. JONES
FLORIDA PROFESSIONAL LAND SURVEYOR, CERTIFICATE 3909
11/13/13 (DATE)

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 11/13/13 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 11/11/13 REGISTRATION NO. 4895

STEVE CARTECHINE, LS #4895
STATE OF FLORIDA



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 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.

PLAT BOOK 216

PAGE 88

DOCKET NO. 2120130072771

SHEET 1 OF 2

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

CROSS CREEK LAKE ESTATES PLAT FOUR

BEING A REPLAT OF RESERVED TRACTS "R" AND "S" AND A PORTION OF YEARLING TRAIL OF CROSS CREEK LAKES PLAT TWO, AS RECORDED IN PLAT BOOK 26, PAGE 74 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 39 EAST, CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

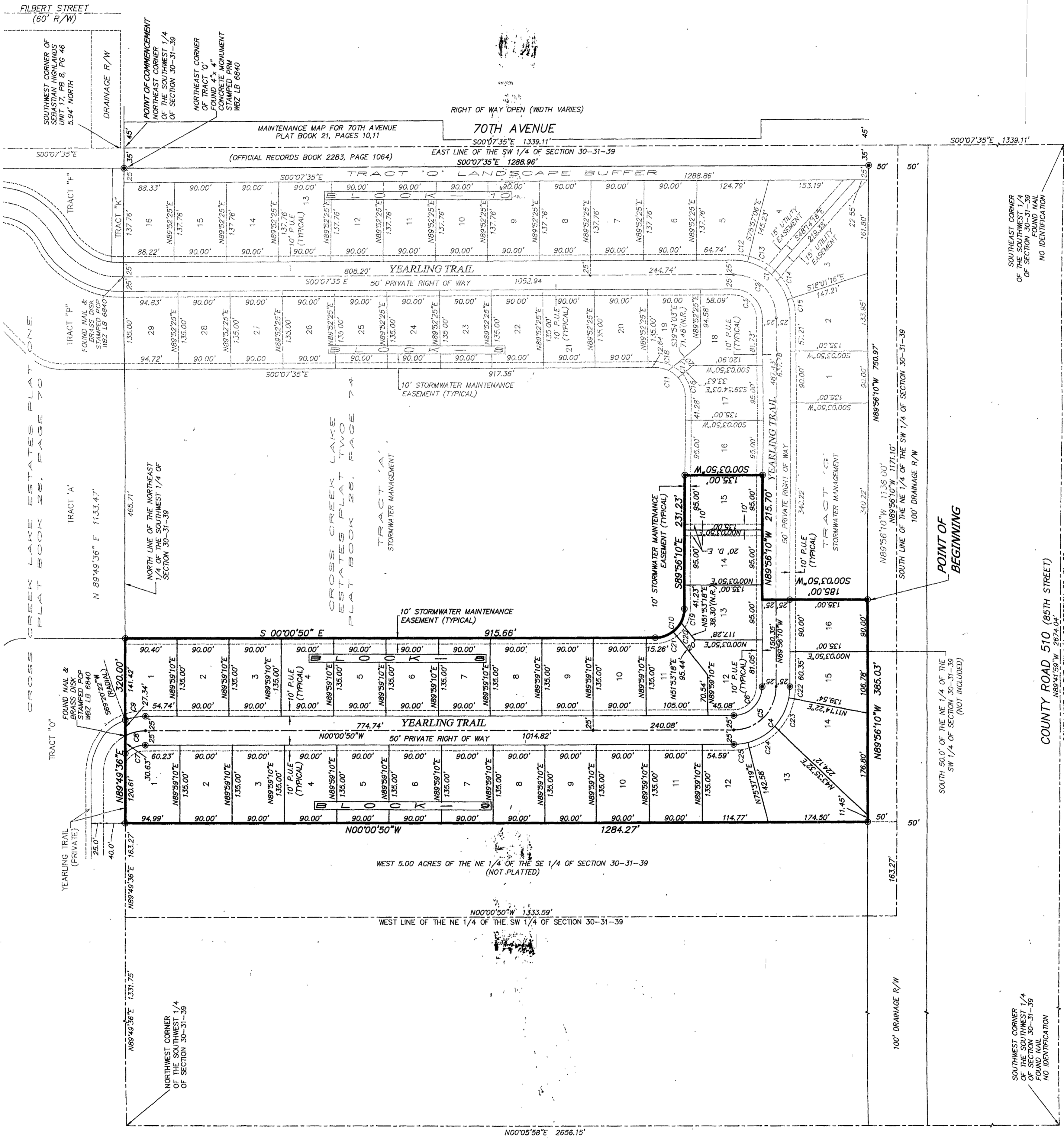
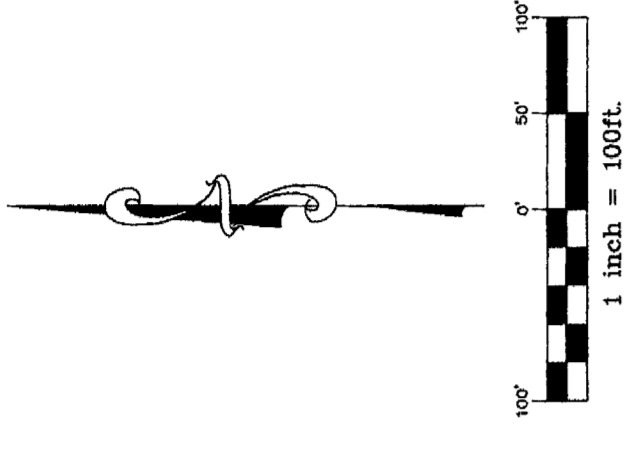
PLAT BOOK 26

PAGE 89

DOCKET NO. 312013007211

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	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	105.98'
C6	50.00'	78.47'	89°55'20"	S44°58'30"E	70.66'
C7	50.00'	36.91'	44°35'11"	N22°18'26"W	37.93'
C8	75.00'	36.62'	27°58'38"	N14°00'10"W	36.26'
C9	100.00'	36.04'	20°38'48"	N10°20'14"W	35.84'
C10	50.00'	28.47'	20°38'48"	S44°58'30"E	28.84'
C11	50.00'	28.71'	90°11'25"	N44°58'07"E	28.83'
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'	59.74'	30°13'02"	N56°52'13"E	59.13'
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"	N31°11'50"E	23.05'
C19	50.00'	24.65'	28°14'46"	S75°48'47"E	24.40'
C20	50.00'	20.58'	33°25'52"	S49°54'03"E	20.43'
C21	50.00'	33.25'	38°05'52"	S19°03'46"E	32.64'
C22	100.00'	19.50'	11°10'32"	S84°20'54"E	19.47'
C23	100.00'	56.47'	32°21'10"	S62°35'03"E	55.72'
C24	100.00'	55.90'	32°01'47"	S30°23'54"E	55.18'
C25	100.00'	25.07'	14°21'51"	S07°11'45"E	25.00'

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 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

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLIED 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.

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

THIS INSTRUMENT PREPARED BY:
 STEVE CARTECHINE, LS4895
 INDIAN RIVER SURVEY, INC.
 VERO BEACH, FL 32960
 DATE PREPARATION: 09/13/13
 REVISED: 11/05/13