

CERTIFICATE OF TITLE

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

THIS SEARCH IS UP TO AND INCLUDING MAY 7, 2015. DATE: 7-2-15

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...

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...

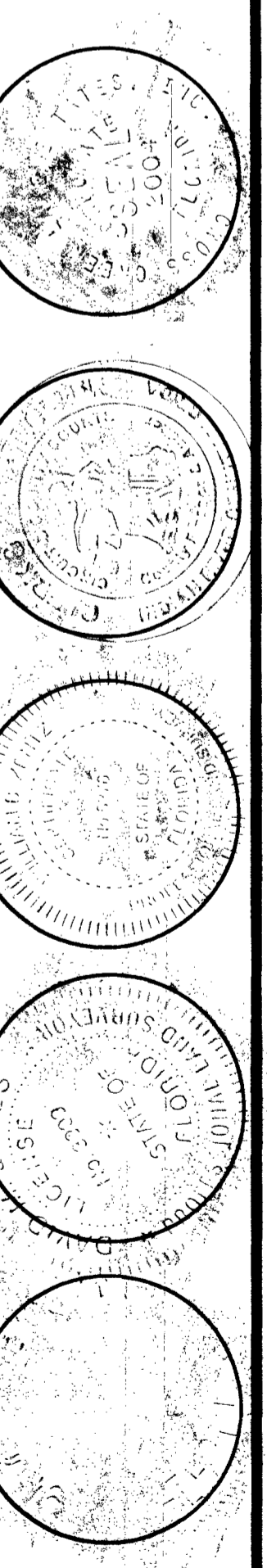
IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY HENRY A. FISCHER, PRESIDENT OF CROSS CREEK LAKE ESTATES, INC., A FLORIDA CORPORATION...

BY: Henry A. Fischer, President... WITNESS: Jodee Buck... PRINT NAME: Jodee Buck... WITNESS: Warren W. Dill

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

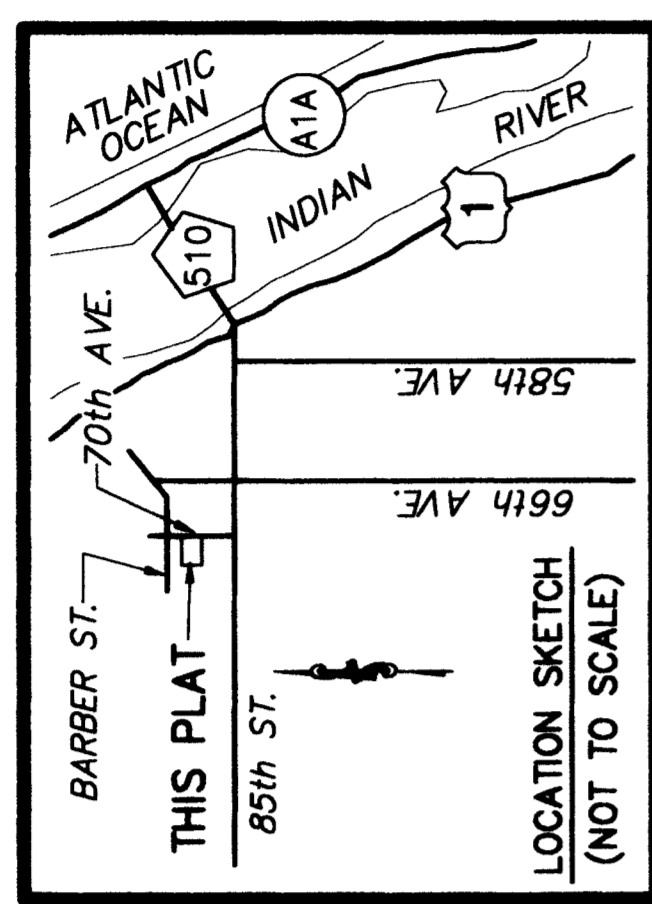
STATE OF FLORIDA, COUNTY OF INDIAN RIVER... THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 01st DAY OF July, 2015, BY HENRY A. FISCHER, PRESIDENT OF CROSS CREEK LAKE ESTATES, INC., A FLORIDA CORPORATION...

NOTARY PUBLIC: Jodee Buck... COMMISSION NO.: FF 152521... EXPIRATION DATE: 11-19-18... CITY OF SEBASTIAN SURVEYOR



CROSS CREEK LAKE ESTATES PLAT FIVE

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 A PORTION OF TRACT "M", 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 A PORTION OF TRACT "M" 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...

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 253.69 FEET...

SAID PARCEL CONTAINS 2.23 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYOR

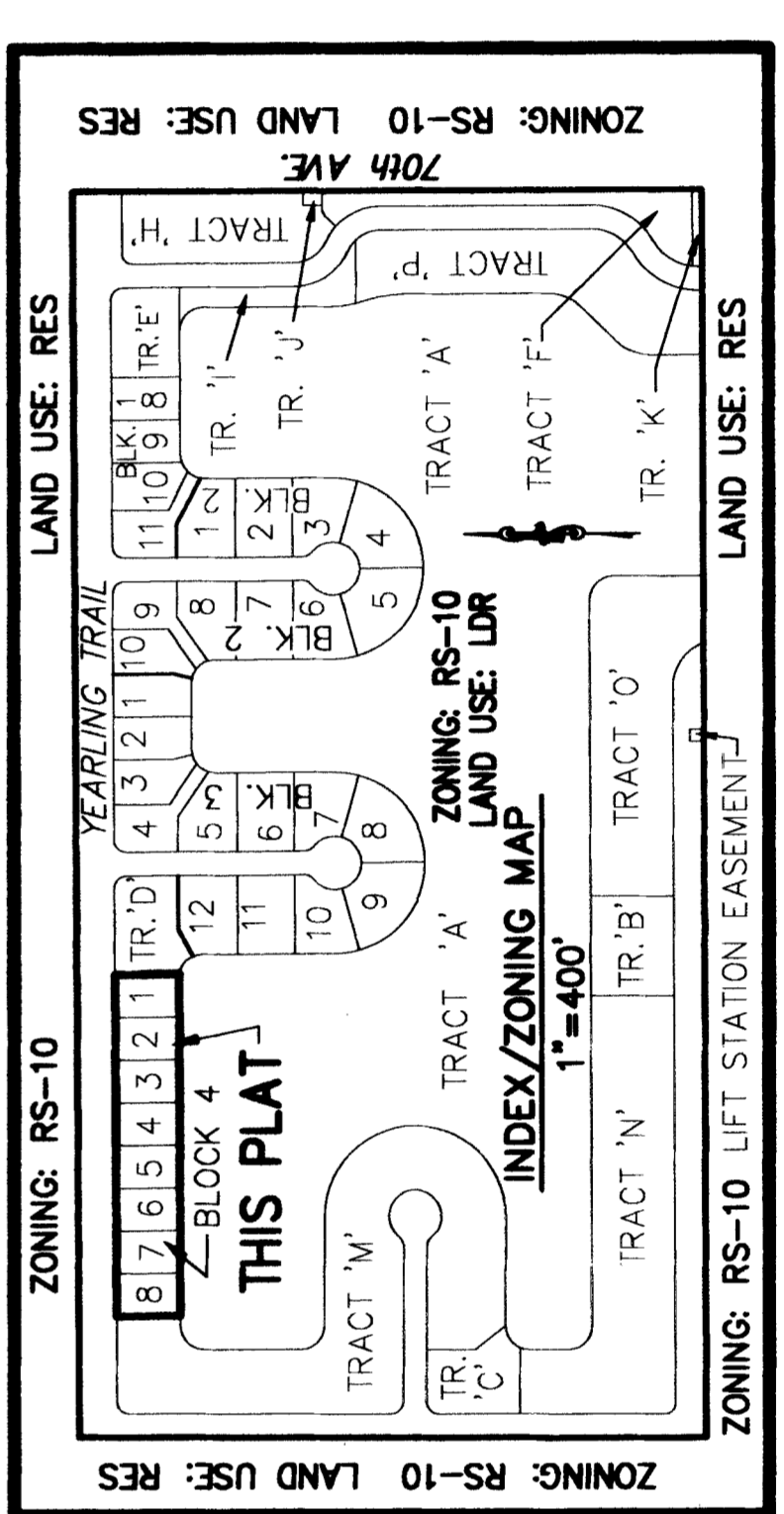
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON APRIL 9, 2015 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT...

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 FIVE 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: 7/15/15



PLAT BOOK 27... PAGE 31... DOCKET NO. 31201500 44885

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 July 22, 2015 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: Richard H. Gillmor... CITY ENGINEER: FRANK WATANABE, P.E.,... 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 FIVE, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA...

JEFFREY R. SMITH, CLERK OF COURT & COMPTROLLER... DEPUTY CLERK OF CIRCUIT COURT, INDIAN RIVER COUNTY, FLORIDA... DATE: 7-24-2015

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 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, LENS OR OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 2120, PAGE 908, 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, ALL 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 AND PLAT THREE.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF July, 2015. PRINT NAME: Brian C. Fowllef

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 2015 BY Brian C. Fowllef, V.P. OF MARINE BANK AND TRUST COMPANY ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA LICENSE AS IDENTIFICATION. NOTARY PUBLIC: Michelle Diao... EXPIRATION DATE: December 4, 2018

NOTICES: 1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY 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: CATLEYA GUAVA, COMMON GUAVA, LOGUAT, 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, AND FIRST AMENDMENT RECORDED IN O.R. BOOK 2736, PAGE 465 ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Table with columns: DATE, REVISION, CHANGE, HEADER SHEET 1. Row 1: 6/29/15, SHEET 1 OF 2 SHEETS

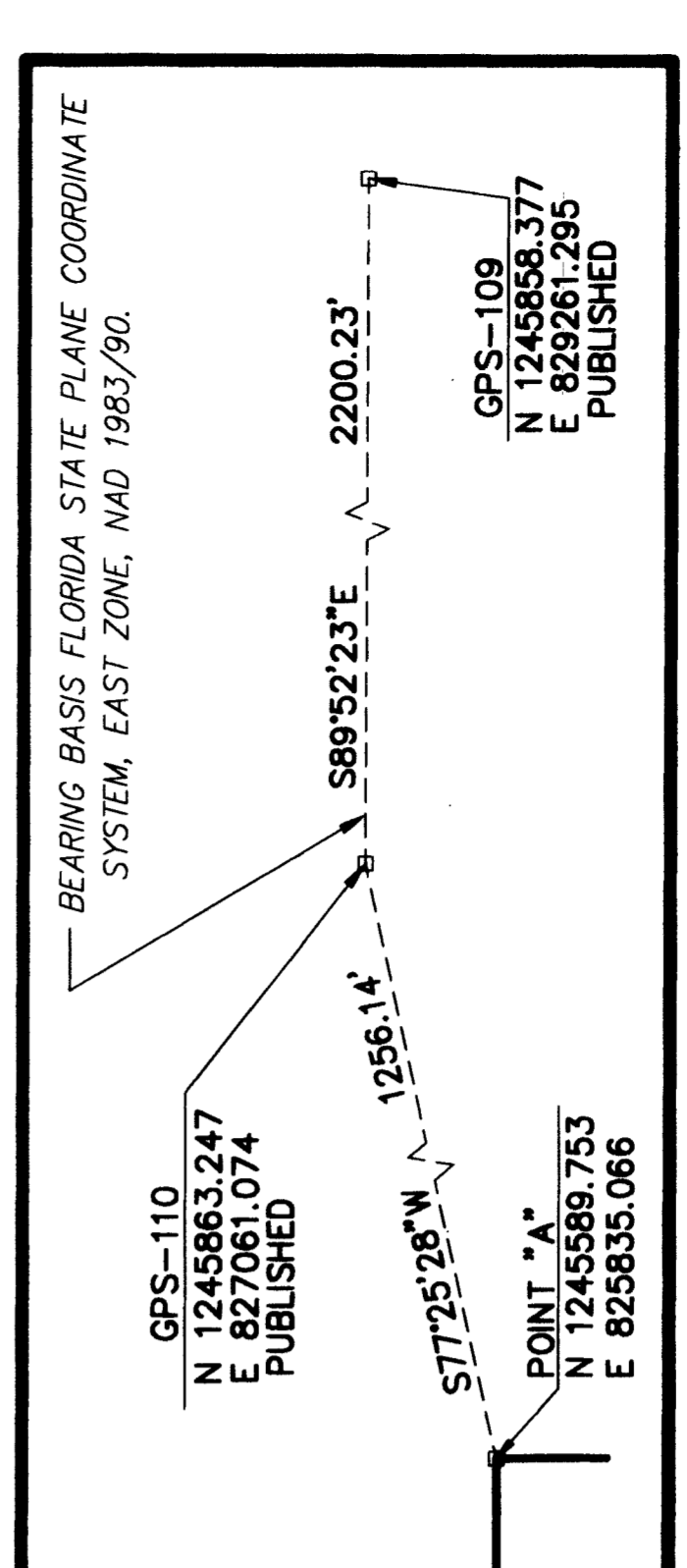
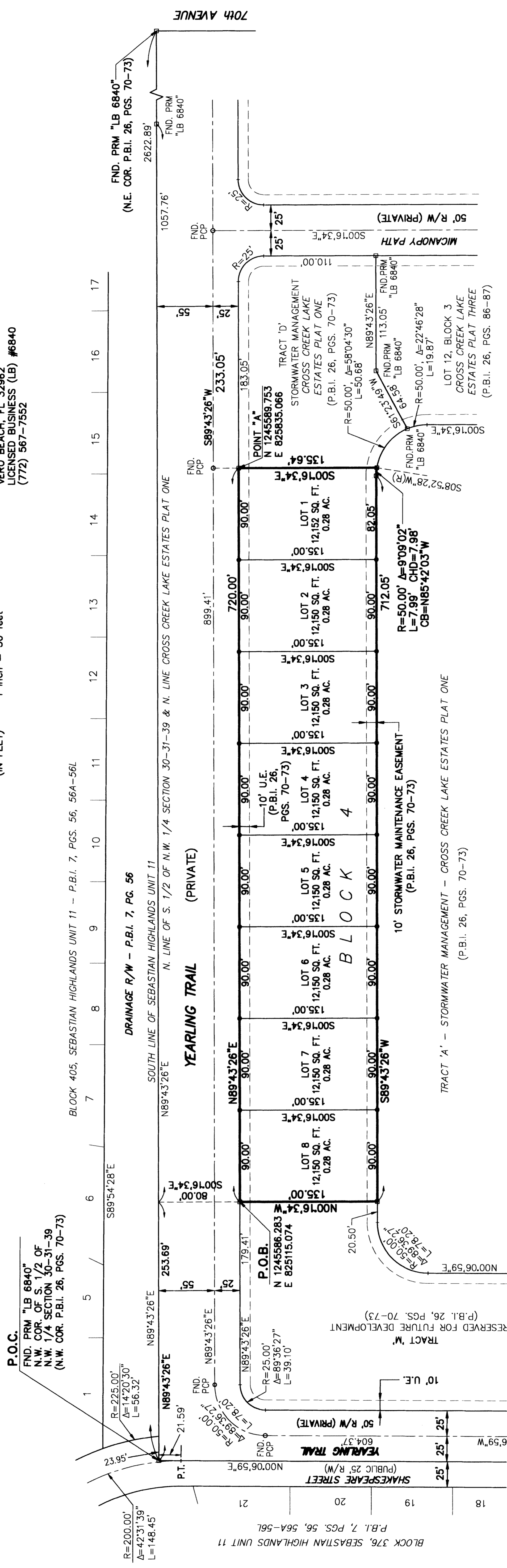
CROSS CREEK LAKE ESTATES PLAT FIVE

A PLAT OF

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 A PORTION OF TRACT "M", 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.

PLAT BOOK 27
PAGE 32
31201500
DOCKET No. 44885

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



LEGEND:

- = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG. NAIL & BRASS DISK STAMPED FROM WBZ LB 6840)
- FND. = FOUND PERMANENT CONTROL POINT - MAG NAIL
- PCP = BRASS DISK STAMPED "PCP WBZ LB 6840"
- = LOT CORNER - SET 5/8" IRON ROD WITH CAP
- "WBZ ASSOC. LB 6840"
- P.B.I. = PLAT BOOK INDIAN RIVER COUNTY RECORDS
- 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
- A = 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 NORTHWEST 1/4 OF SECTION 30-31-39, HAVING A GRID BEARING OF 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.

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 OF PREPARATION: APRIL 28, 2015

DATE	REVISION
6/29/15	CHANGE HEADER SHEET 1

SHEET 2 OF 2 SHEETS