

CERTIFICATE OF TITLE

STATE OF FLORIDA, COUNTY OF INDIAN RIVER... WARREN W. DILL, ESQUIRE... 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 2351, PAGE 2351, O.R. BOOK 2369, PAGE 1161, O.R. BOOK 2632, PAGE 2086 AND O.R. BOOK 2901, PAGE 2019.
2. COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS RECORDED IN O.R. BOOK 2120, PAGE 927, WITH CONTINUATION RECORDED IN O.R. BOOK 2512, PAGE 1055.
3. UCC/FINANCING STATEMENT RECORDED IN O.R. BOOK 2120, PAGE 927, WITH CONTINUATION RECORDED IN O.R. BOOK 1749, PAGE 400.
4. DECLARATION 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. DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN O.R. BOOK 2665, PAGE 1264 AND FIRST AMENDMENT RECORDED IN O.R. BOOK 2736, PAGE 485.
9. ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGE 26, AS AFFECTED BY RESOLUTION NO. 2013-043 RECORDED IN O.R. BOOK 2675, PAGE 1952, ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT THREE, AS RECORDED IN PLAT BOOK 26, PAGE 86, AND ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT FIVE AS RECORDED IN PLAT BOOK 27, PAGES 31 AND 32.
10. ALL OF THE ABOVE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THIS SEARCH IS UP TO AND INCLUDING 5/4/2016

WARREN W. DILL, ESQUIRE DATE: 5-4-2016

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 SIX, 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:

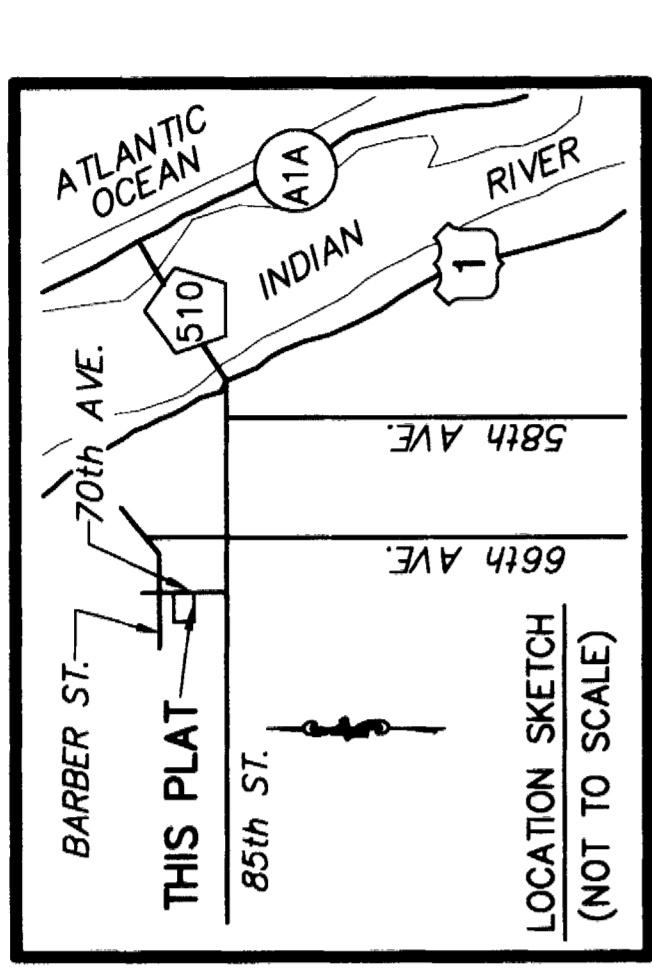
- 1. UTILITY EASEMENTS THE UTILITY EASEMENTS AS SHOWN WERE PREVIOUSLY DEDICATED ON CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGES 70 THROUGH 73, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA, AND THE CITY OF SEBASTIAN FOR THE CONSTRUCTION, 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 RECORDS 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 4th DAY OF MAY, 2016.

BY: Henry A. Fischer, President PRINT NAME: Henry A. Fischer WITNESS: Jodie L. Buck PRINT NAME: Jodie L. Buck ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION STATE OF FLORIDA, COUNTY OF INDIAN RIVER THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF MAY, 2016, 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: Jodie L. Buck COMMISSION No.: FF 152521 EXPIRATION DATE: 11-19-18

Notary seals for Henry A. Fischer, Jodie L. Buck, and Cross Creek Lake Estates Inc. Includes a large circular seal for the City of Sebastian and Indian River County.

CROSS CREEK LAKE ESTATES PLAT SIX

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 "O", 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.



THIS PLAT LOCATION SKETCH (NOT TO SCALE)

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 "O", 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 SOUTHWEST CORNER OF SAID CROSS CREEK LAKE ESTATES PLAT ONE, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30, PROCEED NORTH 89°49'36" EAST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 1140.94 FEET; THENCE NORTH 00°10'24" WEST A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY (R/W) LINE OF YEARNING TRAIL (A 65 FOOT WIDE PRIVATE R/W) AND SOUTHEAST CORNER OF TRACT "B" OF SAID PLAT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 00°10'24" WEST ALONG THE EAST LINE OF SAID TRACT "B" A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B", SAID POINT LYING ON THE SOUTH LINE OF TRACT "A" OF SAID PLAT; THENCE PROCEED THE FOLLOWING THREE COURSES ALONG THE SOUTH AND WEST LIMITS OF SAID TRACT "A": NORTH 89°49'36" EAST A DISTANCE OF 624.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°09'33", A DISTANCE OF 78.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'50" EAST A DISTANCE OF 189.86 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF CROSS CREEK PLAT ONE; THENCE SOUTH 89°49'36" WEST A DISTANCE OF 141.42 FEET TO A POINT ON SAID NORTHERLY R/W LINE OF YEARNING TRAIL, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, SAID POINT HAVING A RADIAL LINE BEARING SOUTH 69°20'22" WEST; THENCE NORTHWESTERLY ALONG SAID CURVED R/W LINE THROUGH A CENTRAL ANGLE OF 69°30'48", A DISTANCE OF 121.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°49'36" WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 439.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON 5-11-16 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 Williams PRINT NAME: Bob Williams CITY ENGINEER: Frank Watanabe, P.E. CITY CLERK: Jeanette Williams CITY ATTORNEY: Robert A. Ginsburg (ATTEST TO MAYORS SIGNATURE)

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 SIX, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT WAS FILED FOR RECORD THIS 13th DAY OF MAY, 2016, AND RECORDED ON PAGE 18 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; COMPTROLLER

BY: Susan Davis DATE: 5-13-2016 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, CROSS CREEK LAKE ESTATES PLAT THREE AS RECORDED IN PLAT BOOK 26, PAGES 86 AND 87, AND CROSS CREEK LAKE ESTATES PLAT FIVE AS RECORDED IN PLAT BOOK 27, PAGES 31 AND 32, 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 2369, PAGE 2351, O.R. BOOK 2369, PAGE 1161, O.R. BOOK 2632, PAGE 2086, O.R. BOOK 2901, PAGE 2019, 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, PLAT THREE AND PLAT FIVE. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF MAY, 2016.

MARINE BANK AND TRUST COMPANY BY: SAJIAN C. FAWLER PRINT NAME: SAJIAN C. FAWLER DATE: 5/4/16 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF MAY, 2016 BY SAJIAN C. FAWLER, CLERK OF MARINE BANK AND TRUST COMPANY ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. NOTARY PUBLIC: Michelle Dill PRINT NAME: Michelle Dill EXPIRATION DATE: December 4, 2018 COMMISSION No.: FF 151808

NOTICES: 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: 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, AND FIRST AMENDMENT RECORDED IN O.R. BOOK 2736, PAGE 465 ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

INDEX/ZONING MAP 1"=400' showing various tracts (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) and zoning designations (RS-10, RS-15, RS-20, RS-25, RS-30, RS-35, RS-40, RS-45, RS-50, RS-55, RS-60, RS-65, RS-70, RS-75, RS-80, RS-85, RS-90, RS-95, RS-100, RS-105, RS-110, RS-115, RS-120, RS-125, RS-130, RS-135, RS-140, RS-145, RS-150, RS-155, RS-160, RS-165, RS-170, RS-175, RS-180, RS-185, RS-190, RS-195, RS-200). Includes a 'THIS PLAT' area highlighted in red.

PLAT BOOK 28 PAGE 18 DOCKET NO. 3120160027575

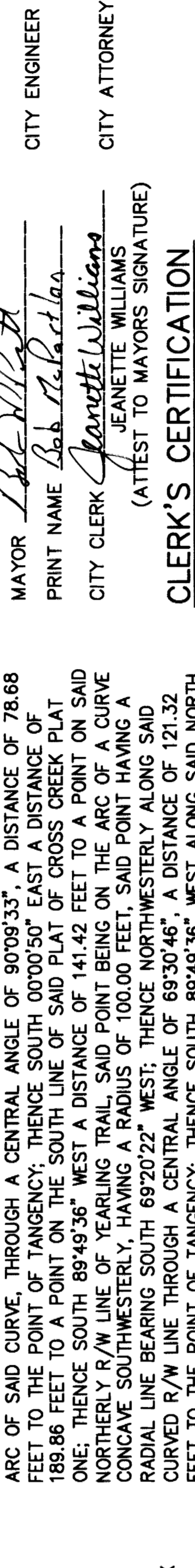
THIS INSTRUMENT PREPARED BY: WILLIAM B. ZENTZ PROFESSIONAL LAND SURVEYOR #5276 WILLIAM B. ZENTZ & ASSOCIATES, INC. 684 OLD DIXIE HIGHWAY VERO BEACH, FL 32962 LICENSED BUSINESS (LB) #6840 (772) 567-7552

RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FL. BK. 28 PG. 18 Page 1 of 2 5/13/2016 10:11 AM

DATE: 5-13-2016 DEPUTY CLERK OF CIRCUIT COURT, INDIAN RIVER COUNTY, FLORIDA

DATE: 5/4/16 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 SIX 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 OF PREPARATION: APRIL 5, 2016 SHEET 1 OF 2

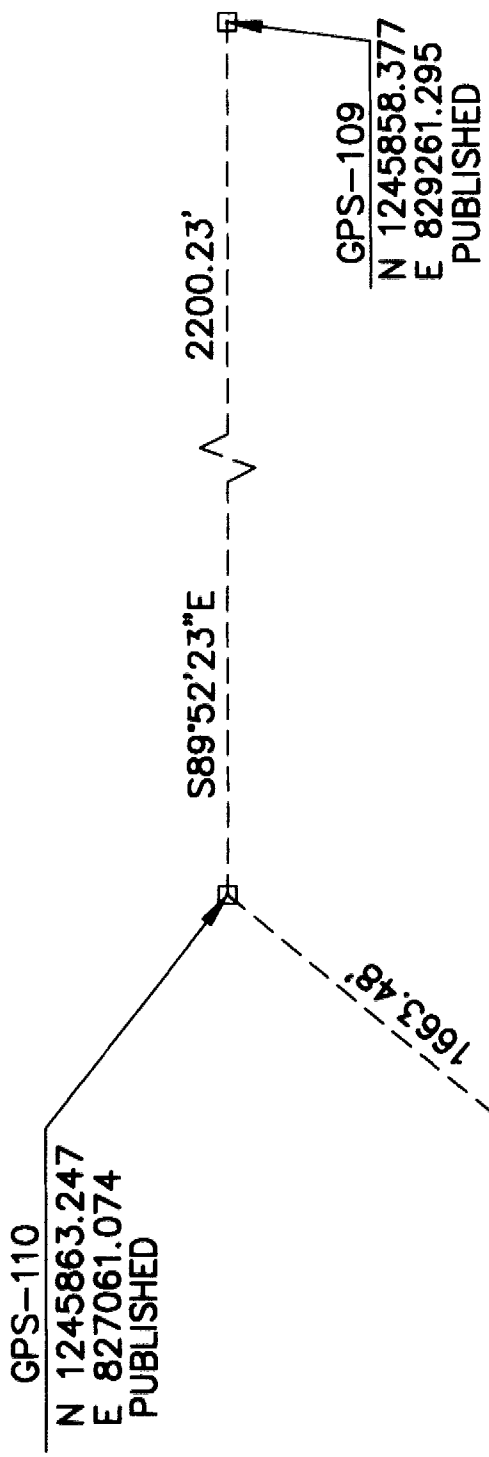
CROSS CREEK LAKE ESTATES PLAT SIX

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 TRACT "O", 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.

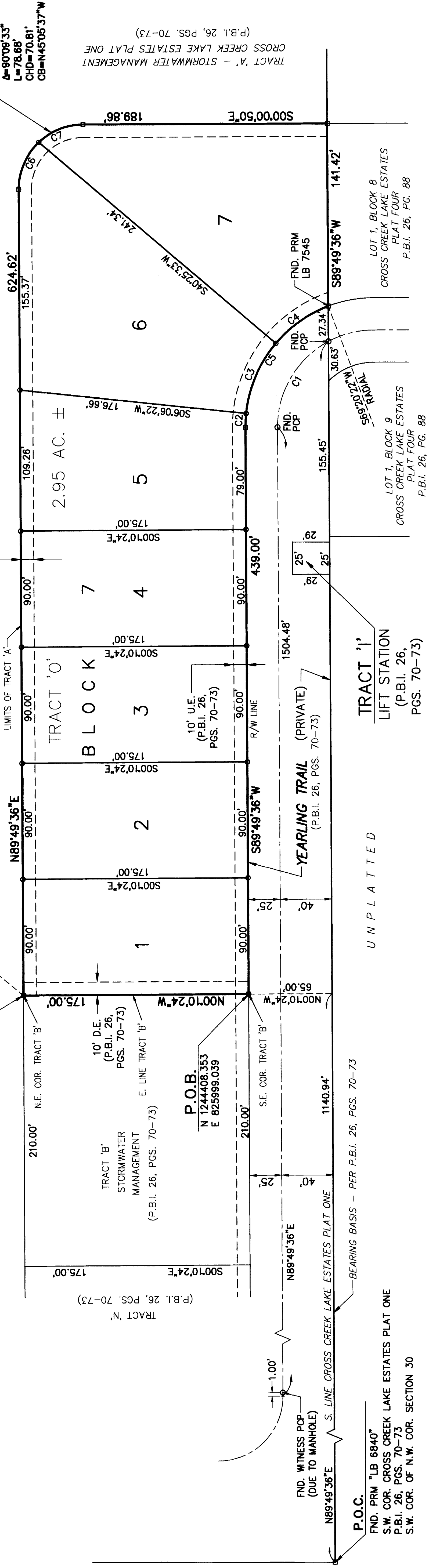
PLAT BOOK 28
PAGE 19
3120160027575
DOCKET No. _____

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.



TRACT 'A' - STORMWATER MAINTENANCE EASEMENT - CROSS CREEK LAKE ESTATES PLAT ONE - (P.B.I. 26, PGS. 70-73)

TRACT 'O' BLOCK



TRACT 'N'
(P.B.I. 26, PGS. 70-73)

TRACT 'A' - STORMWATER MANAGEMENT
CROSS CREEK LAKE ESTATES PLAT ONE
(P.B.I. 26, PGS. 70-73)

P.O.C.

FND. PRM "LB 6840"
S.W. COR. CROSS CREEK LAKE ESTATES PLAT ONE
P.B.I. 26, PGS. 70-73
S.W. COR. OF N.W. COR. SECTION 30

UNPLATTED

TRACT '1'
LIFT STATION
(P.B.I. 26,
PGS. 70-73)

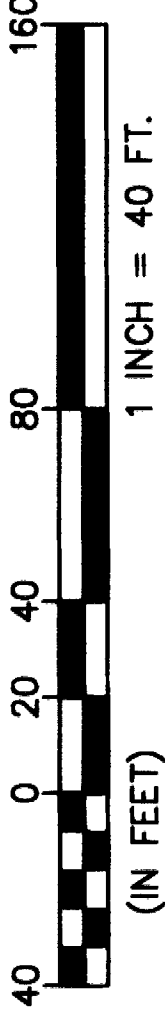
LOT 1, BLOCK 9
CROSS CREEK LAKE ESTATES
PLAT FOUR
P.B.I. 26, PG. 88

LOT 1, BLOCK 8
CROSS CREEK LAKE ESTATES
PLAT FOUR
P.B.I. 26, PG. 88

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 "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.R.M. = PERMANENT REFERENCE MONUMENT
- 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
- COR. = CORNER

GRAPHIC SCALE



CURVE RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.	
C1	75.00'	62°10'55"	81.40'	77.46'	N59°04'56"W
C2	100.00'	6°16'46"	10.96'	10.95'	N87°02'01"W
C3	100.00'	34°19'11"	59.90'	59.01'	N66°44'02"W
C4	100.00'	28°54'49"	50.46'	49.93'	N35°07'02"W
C5	100.00'	69°30'46"	121.32'	114.02'	N55°25'01"W
C6	50.00'	46°53'27"	40.92'	39.79'	N66°43'40"W
C7	50.00'	43°16'07"	37.76'	36.87'	N21°38'54"W

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 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.
- THIS PLAT LIES IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP No. 12061C0090 E AND 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: APRIL 5, 2016

DATE	REVISION
5/3/16	CITY SURVEYOR COMMENTS

SHEET 2 OF 2 SHEETS