

CERTIFICATE OF TITLE

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

- 1. MORTGAGE TO MARINE BANK AND TRUST... 2. COLLATERAL ASSIGNMENT OF LEASES... 3. UCC/FINANCING STATEMENT... 4. DECLARATION OF COVENANTS AND RESTRICTIONS... 5. CROSS ACCESS EASEMENT... 6. JOINT DRAINAGE AND UTILITY EASEMENT... 7. ACCESS AND USE AGREEMENT... 8. DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS... 9. ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT ONE... 10. ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT FIVE... 11. ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT SIX... 12. ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT SEVEN...

Warren W. Dill, Esquire DATE 3-6-17

CERTIFICATE OF DEDICATION

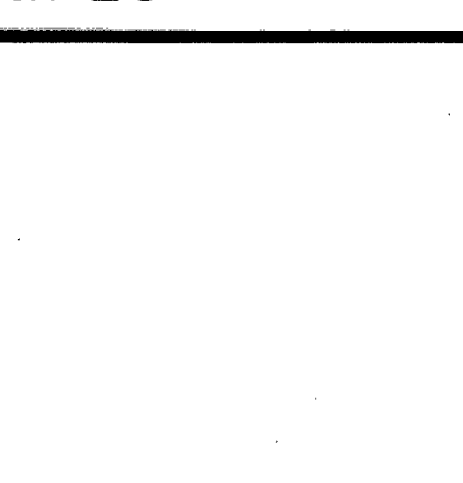
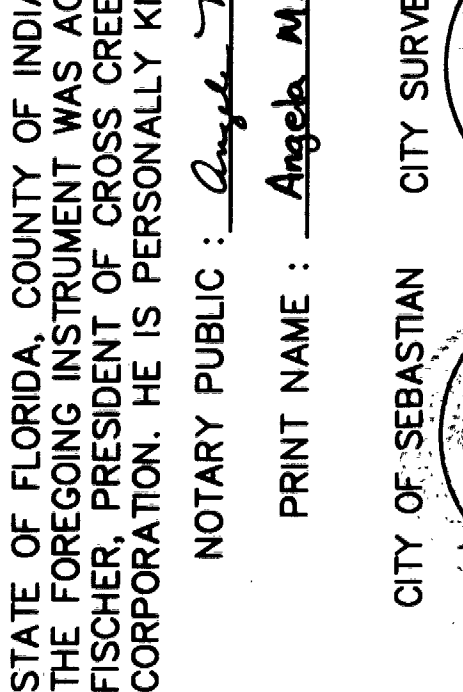
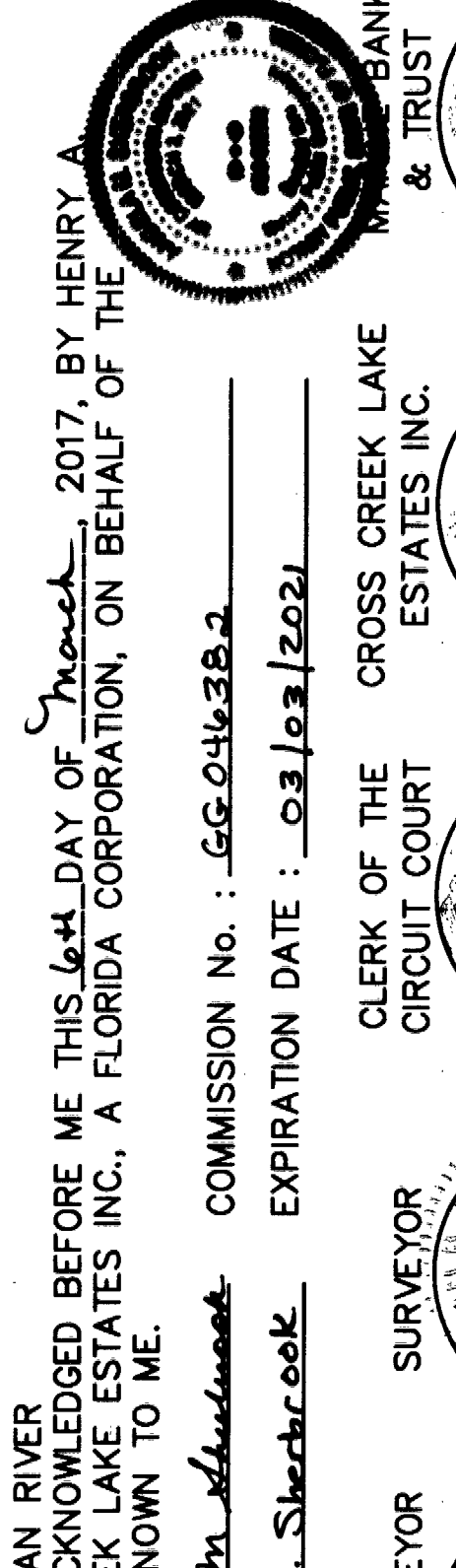
STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF SEBASTIAN... OWNER ALL MEN BY THESE PRESENTS, THAT CROSS CREEK LAKE ESTATES INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS CROSS CREEK LAKE ESTATES PLAT SEVEN, BEING IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, 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... 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... 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...

STATE OF FLORIDA, COUNTY OF INDIAN RIVER... FISCHER, PRESIDENT OF DIRECTORS... THIS 6th DAY OF March, 2017... WITNESS: Angela M. Sheercooke, Angela M. Sheercooke

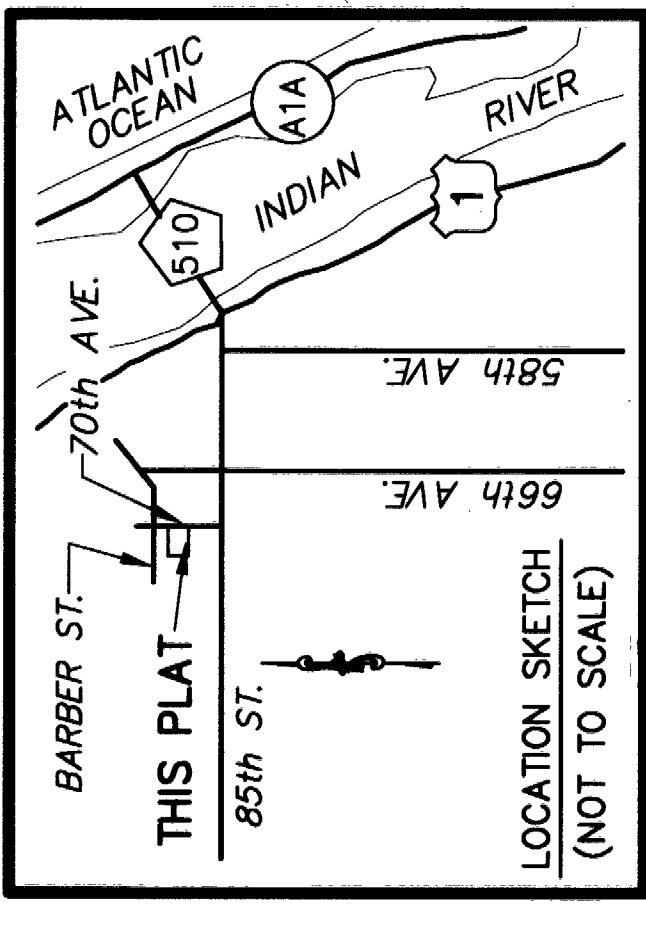
ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION... STATE OF FLORIDA, COUNTY OF INDIAN RIVER... FISCHER, PRESIDENT OF CROSS CREEK LAKE ESTATES INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: Angela M. Sheercooke... COMMISSION No.: GG 046382... EXPIRATION DATE: 03/03/2021... CITY OF SEBASTIAN... CLERK OF THE CIRCUIT COURT... CROSS CREEK LAKE ESTATES INC.



CROSS CREEK LAKE ESTATES PLAT SEVEN

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 "N", 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 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 March 6, 2017, 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: Robert McPartlan... 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 SEVEN, 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 March, 2017, AND RECORDED ON PAGE 4 OF PLAT BOOK 26 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY: Brandon Young, DEPUTY CLERK OF CIRCUIT COURT, INDIAN RIVER COUNTY, FLORIDA. DATE: March 13, 2017

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, CROSS CREEK LAKE ESTATES PLAT FIVE AS RECORDED IN PLAT BOOK 27, PAGES 31 AND 32, AND CROSS CREEK LAKE ESTATES PLAT SIX AS RECORDED IN PLAT BOOK 28, PAGES 18 AND 19, 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, O.R. BOOK 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 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, PLAT FIVE AND PLAT SIX. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS VP-CLO AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF March, 2017.

BY: Brian C. Fowler, VP-CLO, MARINE BANK AND TRUST COMPANY. PRINT NAME: Brian C. Fowler, EXP. 6-10-17

NOTARY PUBLIC: Angela M. Sheercooke, EXP. 03/03/2021. COMMISSION No.: GG 046382. EXPIRATION DATE: 03/03/2021

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: CATTLEYA 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, FIRST AMENDMENT RECORDED IN O.R. BOOK 2736, PAGE 465 AND SECOND AMENDMENT RECORDED IN O.R. BOOK 2983, PAGE 2438, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATE OF PREPARATION: SEPTEMBER 25, 2016. SHEET 1 OF 2 SHEETS

# A PLAT OF CROSS CREEK LAKE ESTATES PLAT SEVEN

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 'N', 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 29  
PAGE 5  
DOCKET No. 320170013118

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:

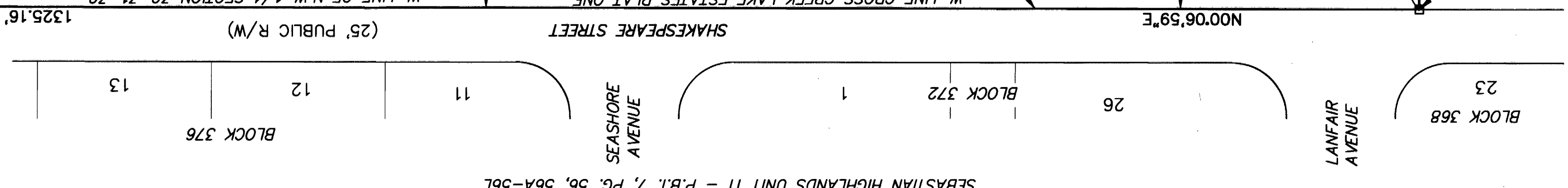
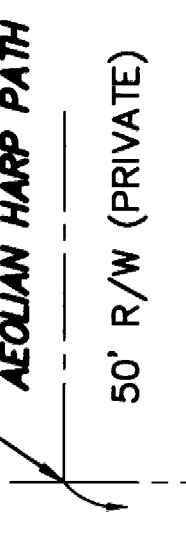
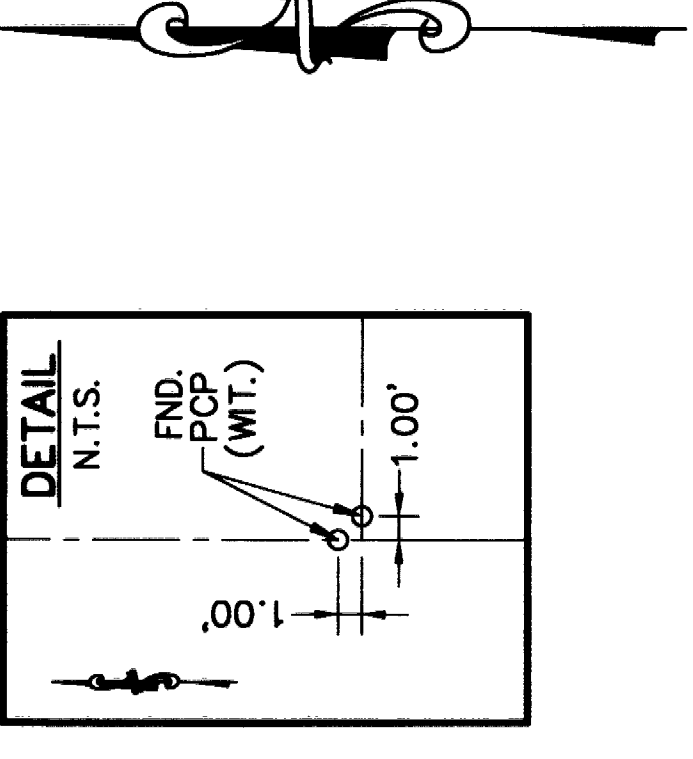
- SET □ = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM WBZ LB 6840")
- PRM ○ = FOUND PERMANENT CONTROL POINT-MAG NAIL & BRASS DISK STAMPED "PCP WBZ LB 6840"
- PCP ○ = SET PERMANENT CONTROL POINT-MAG NAIL & BRASS DISK STAMPED "PCP WBZ LB 6840"
- = LOT CORNER-SET 5/8" IRON ROD WITH CAP
- = MBZ 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
- A = CENTRAL ANGLE
- L = ARC LENGTH
- CHD = CHORD
- CB = CHORD BEARING
- (NR) = NON-RADIAL
- (R) = RADIAL
- FND. = FOUND
- COR. = CORNER
- (WIT.) = WITNESS

### SURVEYORS NOTES:

1. BEARINGS REFERENCE = SOUTH LINE OF CROSS CREEK LAKE ESTATES PLAT ONE, P.B.I. 26, PGS. 70-73, BEARING N89°49'36"E PER SAID PLAT.
2. THIS PLAT LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 12061C0090 E AND 12061C0113H, DATED DECEMBER 4, 2012.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00'	51°43'23"	45.14'	43.62'
C2	50.00'	34°54'56"	30.47'	30.00'
C3	50.00'	3°39'04"	3.19'	3.19'
C4	50.00'	90°17'23"	78.79'	70.89'

### GRAPHIC SCALE



UNPLATTED

UNPLATTED

UNPLATTED

DATE OF PREPARATION: SEPTEMBER 25, 2016

DATE	REVISION
2/13/17	REVISED PER COMMENTS
2/15/17	REVISED PER COMMENTS

SHEET **2** OF 2 SHEETS

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.