

CROSS CREEK LAKE ESTATES PLAT EIGHT

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 EIGHT, 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.

4. POSTAL SERVICE AND OPEN SPACE TRACT

TRACT 'H' AS SHOWN IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSS CREEK LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC. FOR POSTAL SERVICE AND OPEN SPACE FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION.

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 23rd DAY OF JANUARY, 2018.

BY: Henry A. Fischer WITNESS Warren W. Dill
HENRY A. FISCHER, PRESIDENT PRINT NAME: Warren W. Dill

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JANUARY, 2018, 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 William B. Zentz COMMISSION No. : FF152521
PRINT NAME: William B. Zentz EXPIRATION DATE : 11-19-18

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

CITY OF SEBASTIAN CITY SURVEYOR SURVEYOR CLERK OF THE CIRCUIT COURT CROSS CREEK LAKE ESTATES INC.

THIS PLAT IS A REPLAT OF TRACT 'H', 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA, COUNTY OF INDIAN RIVER
I, WARREN W. DILL, ESQUIRE, OF DILL & EVANS, P.L.L., HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY, AND I FIND THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY CROSS CREEK LAKE ESTATES INC., A FLORIDA CORPORATION, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES AS AMENDED, AND THAT MORTGAGES, LIENS OR OTHER ENCUMBRANCES ARE AS FOLLOWS:

1. MORTGAGE TO MARINE BANK AND TRUST RECORDED IN O.R. 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 AND O.R. BOOK 2901, PAGE 2019.
2. COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS RECORDED IN O.R. BOOK 2120, PAGE 922.
3. UCC/FINANCING STATEMENT RECORDED IN O.R. BOOK 2120, PAGE 927, WITH CONTINUATION RECORDED IN O.R. BOOK 2512, PAGE 1055.
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 1371.
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, FIRST AMENDMENT RECORDED IN O.R. BOOK 2736, PAGE 465 AND SECOND AMENDMENT RECORDED IN O.R. BOOK 2983, PAGE 2438.
9. ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT ONE, AS RECORDED IN PLAT BOOK 26, PAGE 70, 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, ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT FIVE AS RECORDED IN PLAT BOOK 27, PAGES 31 AND 32. ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT SIX AS RECORDED IN PLAT BOOK 28, PAGES 18 AND 19 AND ALL MATTERS CONTAINED ON THE PLAT OF CROSS CREEK LAKE ESTATES PLAT SEVEN AS RECORDED IN PLAT BOOK 29, PAGES 4 AND 5.
10. ALL OF THE ABOVE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THIS SEARCH IS UP TO AND INCLUDING JANUARY 22, 2018.

WARREN W. DILL, ESQUIRE
DATE: 1-23-2018

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 DECEMBER 4, 2017 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
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

DATE: 1/23/18

CITY SURVEYOR'S CERTIFICATE

THIS PLAT OF CROSS CREEK LAKE ESTATES PLAT EIGHT 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
DAVID M. JONES, FLORIDA PROFESSIONAL
LAND SURVEYOR, CERTIFICATE No. 3909

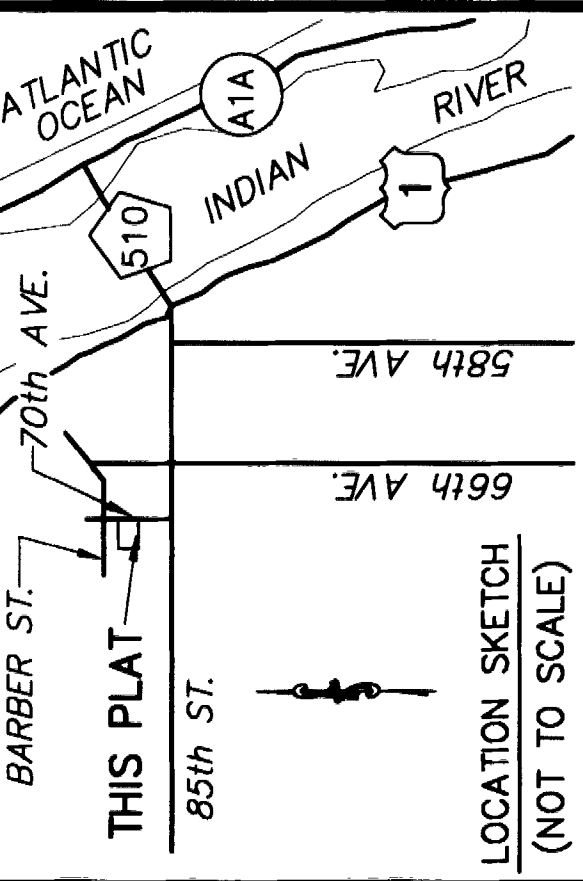
DATE: 1/23/18

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, 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.

MARINE BANK & TRUST

CROSS CREEK LAKE ESTATES INC.



PLAT BOOK 29
PAGE 57
DOCKET No. 3120180006553

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON JAN. 24, 2018 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 Jim Hill CITY ENGINEER Joseph W. Schulke, P.E.
PRINT NAME: Joseph W. Schulke, P.E. FLORIDA REGISTRATION No. 47048
CITY CLERK Janette Williams, MMC INTERIM CITY ATTORNEY Cynthia V. Hall
(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 EIGHT, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT WAS FILED FOR RECORD THIS 23rd DAY OF JANUARY, 2018, AND RECORDED ON PAGE 57 OF PLAT BOOK 29 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH, CLERK OF COURT AND COMPTROLLER

BY: Susan Jenise DATE: 2-5-2018
DEPUTY CLERK OF CIRCUIT COURT, INDIAN RIVER COUNTY, FLORIDA

MORTGAGEE'S CONSENT

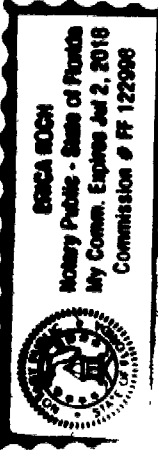
STATE OF FLORIDA, COUNTY OF INDIAN RIVER

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, CROSS CREEK LAKE ESTATES PLAT FIVE AS RECORDED IN PLAT BOOK 27, PAGES 31 AND 32, CROSS CREEK LAKE ESTATES PLAT SIX AS RECORDED IN PLAT BOOK 28, PAGES 18 AND 19 AND CROSS CREEK LAKE ESTATES PLAT SEVEN AS RECORDED IN PLAT BOOK 29, PAGES 4 AND 5 ALL 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 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, PLAT SIX AND PLAT SEVEN. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF JANUARY, 2018.

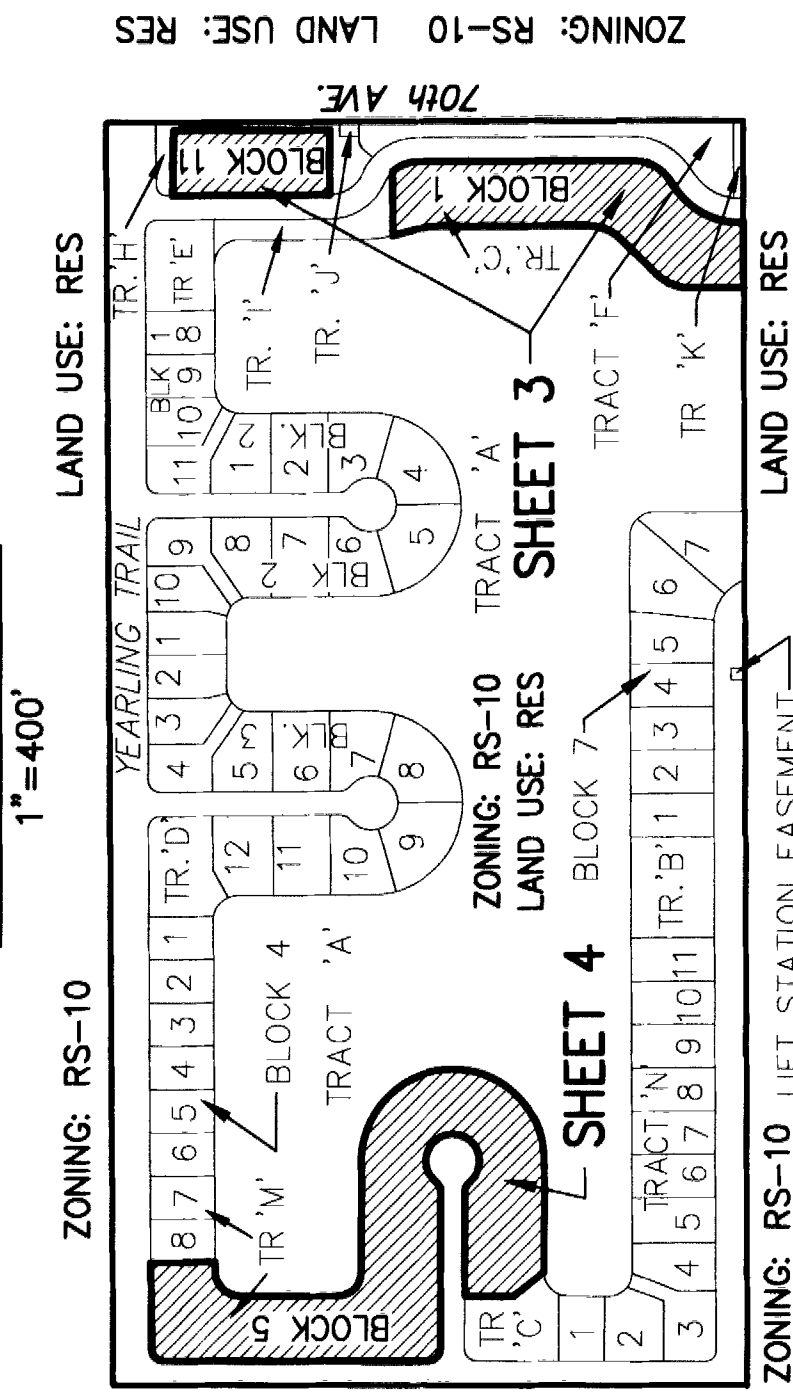
MARINE BANK AND TRUST COMPANY

BY: William C. Keehue PRINT NAME: William C. Keehue, SVP
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JANUARY, 2018 BY William C. Keehue OF MARINE BANK AND TRUST COMPANY ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: Erica Koch PRINT NAME: ERICA KOCH
COMMISSION No. : FF 122998 EXPIRATION DATE : 7/2/2018



INDEX/ZONING MAP



DATE	REVISION	REVISION	SHEET	OF SHEETS
1/18/18			1	4

A PLAT OF

CROSS CREEK LAKE ESTATES PLAT EIGHT

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 'P', A PORTION OF TRACT 'H', AND ALSO 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, IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING TRACT 'P', A PORTION OF TRACT 'H', AND ALSO 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, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK 1 (TRACT 'P'):

COMMENCING AT THE SOUTHEAST CORNER OF SAID CROSS CREEK LAKE ESTATES PLAT ONE, SAID POINT BEING DISTANT SOUTH 89°49'36" WEST, 35.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30, PROCEED SOUTH 89°49'36" WEST ALONG THE SOUTH LINE OF CROSS CREEK LAKE ESTATES PLAT ONE A DISTANCE OF 212.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'P' AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49'36" WEST ALONG SAID SOUTH LINE A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF TRACT 'P'; THENCE ALONG THE EAST LINE OF TRACT 'P' THE FOLLOWING SEVEN COURSES: NORTH 00°07'35" WEST A DISTANCE OF 111.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 44°54'37"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°47'01" EAST A DISTANCE OF 102.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°12'59" WEST A DISTANCE OF 306.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 18°17'16"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 05°08'00"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.40 FEET TO THE NORTHWEST CORNER OF TRACT 'P'; THENCE NORTH 89°47'01" EAST A DISTANCE OF 132.92 FEET TO THE NORTHEAST CORNER OF TRACT 'P', SAID POINT LYING ON THE WEST RIGHT-OF-WAY (R/W) LINE OF YEARLING TRAIL, A 50.00 FOOT WIDE PRIVATE R/W AS SHOWN ON CROSS CREEK LAKE ESTATES PLAT ONE, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 43°41'31"; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF TRACT 'P' AND WESTERLY R/W LINE OF YEARLING TRAIL THE FOLLOWING SIX COURSES: PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.19 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 22°03'44" EAST, 55.82 FEET; THENCE SOUTH 00°12'59" EAST A DISTANCE OF 446.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°39'45"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 59°34'22"; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°07'35" EAST A DISTANCE OF 6.04 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 110,539.4 SQUARE FEET OR 2.54 ACRES MORE OR LESS.

AND ALSO:

BLOCK 11 (PART OF TRACT 'H'):

COMMENCING AT THE SOUTHEAST CORNER OF SAID CROSS CREEK LAKE ESTATES PLAT ONE, SAID POINT BEING DISTANT SOUTH 89°49'36" WEST, 35.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30, PROCEED THENCE NORTH 00°07'35" WEST ALONG THE EAST LINE OF CROSS CREEK LAKE ESTATES PLAT ONE A DISTANCE OF 865.26 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°45'34" WEST A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°45'34" WEST A DISTANCE OF 130.09 FEET TO THE WEST R/W LINE OF YEARLING TRAIL, A 50.00 FOOT WIDE PRIVATE R/W AS SHOWN ON CROSS CREEK LAKE ESTATES PLAT ONE; THENCE NORTH 00°14'26" WEST ALONG SAID R/W LINE, A DISTANCE OF 330.49 FEET; THENCE DEPARTING SAID R/W LINE, SOUTH 88°23'20" EAST A DISTANCE OF 130.81 FEET; THENCE SOUTH 00°07'35" EAST A DISTANCE OF 326.27 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 42,827.1 SQUARE FEET OR 0.98 ACRES MORE OR LESS.

AND ALSO

BLOCK 5 (PART OF TRACT 'M'):

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, IN THE CITY OF SEBASTIAN, 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, 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 CORNER ALSO BEING THE NORTHWEST CORNER OF SAID CROSS CREEK LAKE ESTATES PLAT ONE; THENCE NORTH 89°43'26" EAST ALONG THE NORTH LINE OF SAID CROSS CREEK LAKE ESTATES PLAT ONE A DISTANCE OF 253.69 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°16'34" EAST A DISTANCE OF 80.00 FEET TO THE SOUTH RIGHT-OF-WAY (R/W) LINE OF YEARLING TRAIL, AN 80 FOOT WIDE PRIVATE R/W IN THIS LOCATION, SAID POINT ALSO BEING NORTHWEST CORNER OF LOT 8, BLOCK 4, CROSS CREEK LAKE ESTATES PLAT 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 31 AND 32, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°16'34" EAST ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 135.00 FEET TO A POINT ON THE NORTH LINE OF TRACT "A" OF SAID CROSS CREEK LAKE ESTATES PLAT ONE; THENCE ALONG THE BOUNDARIES OF SAID TRACT "A" THE FOLLOWING SEVEN COURSES: SOUTH 89°43'26" WEST A DISTANCE OF 20.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°36'27"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°06'59" WEST A DISTANCE OF 204.46 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 78.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°53'01" EAST A DISTANCE OF 230.70 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING RADIUS OF 191.00 FEET AND A CENTRAL ANGLE OF 180°00'00"; THENCE RUN EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 600.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°53'01" WEST A DISTANCE OF 230.70 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT 'M'; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT 'M' THE FOLLOWING TWO COURSES: NORTH 37°51'49" WEST A DISTANCE OF 81.25 FEET; THENCE NORTH 00°06'59" EAST A DISTANCE OF 101.96 FEET TO THE SOUTH R/W LINE OF AEOLIAN HARP PATH, A 50 FOOT WIDE PRIVATE R/W AS SHOWN ON AFOREMENTIONED CROSS CREEK LAKE ESTATES PLAT ONE; THENCE ALONG SAID R/W OF AEOLIAN HARP PATH THE FOLLOWING SIX COURSES: SOUTH 89°53'01" EAST A DISTANCE OF 216.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 51°52'55"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.64 FEET AND A CENTRAL ANGLE OF 283°45'50"; THENCE RUN EASTERLY, NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE 277.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.00 FEET AND A CENTRAL ANGLE OF 51°52'55"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°53'01" WEST A DISTANCE OF 326.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST R/W OF AFOREMENTIONED YEARLING TRAIL, A 50 FOOT WIDE PRIVATE R/W IN THIS LOCATION, SAID POINT ALSO BEING A POINT OF TANGENCY; THENCE ALONG SAID EAST R/W LINE, NORTH 00°06'59" EAST A DISTANCE OF 554.37 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°36'27"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.10 FEET TO A POINT OF TANGENCY ON THE SOUTH R/W LINE OF YEARLING TRAIL (80 FOOT WIDE R/W); THENCE NORTH 89°43'26" EAST ALONG SAID SOUTH R/W LINE A DISTANCE OF 179.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 233,532.7 SQUARE FEET OR 5.361 ACRES MORE OR LESS.

SURVEYORS NOTE:

1. BEARING 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.

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.

PLAT BOOK

29

PAGE

58

DOCKET No.

3120180006553

DATE OF PREPARATION: DECEMBER 8, 2017

DATE	REVISION	SHEET
1/16/18	REVISE PER COMMENTS	2

OF

4

SHEETS

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ
PROFESSIONAL LAND SURVEYOR #5276
WILLIAM B. ZENTZ & ASSOCIATES, INC.
684 OLD DIXIE HIGHWAY
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CROSS CREEK LAKE ESTATES PLAT EIGHT

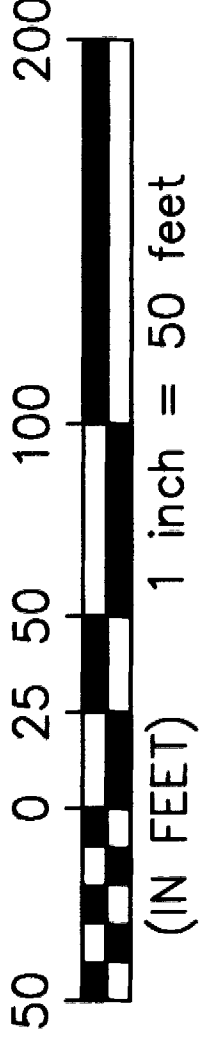
A PLAT OF

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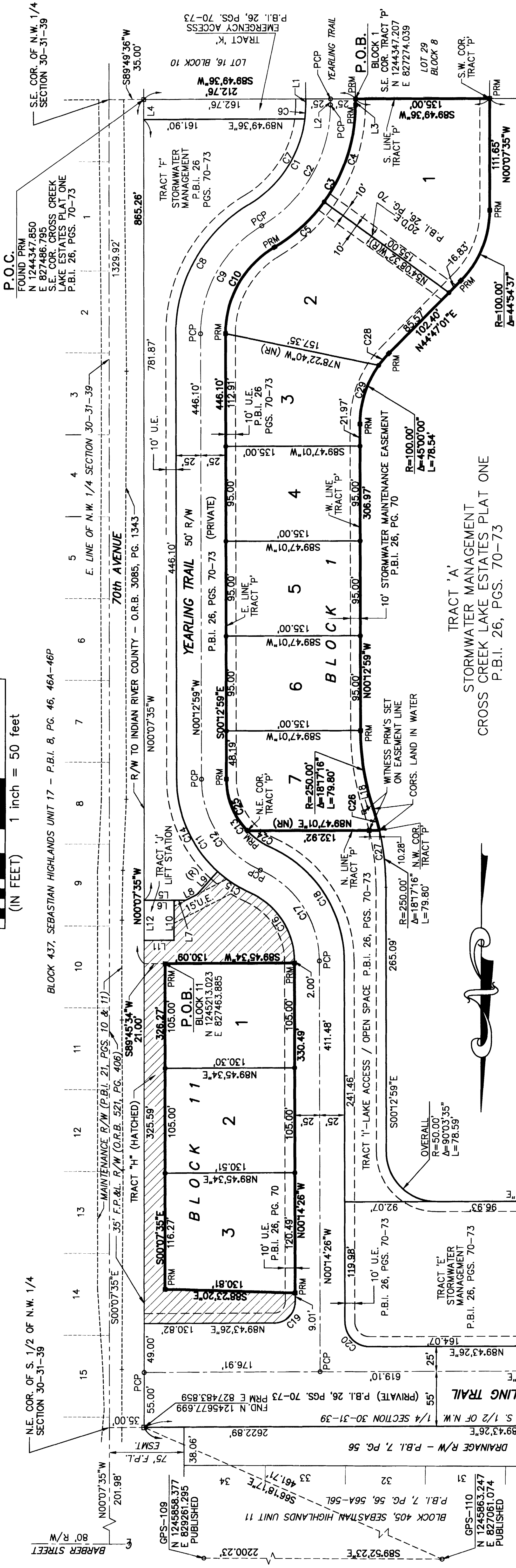
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GRAPHIC SCALE



DOCKET No. 3120180006553

PLAT BOOK 29
PAGE 59



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- THIS PLAT LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 12061C0090 E AND 12061C0113H, DATED DECEMBER 4, 2012.
- COORDINATES SHOWN ARE BASED ON PUBLISHED COORDS. FOR GPS 109 & GPS 110, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/90 ADJUSTMENT.

LEGEND:

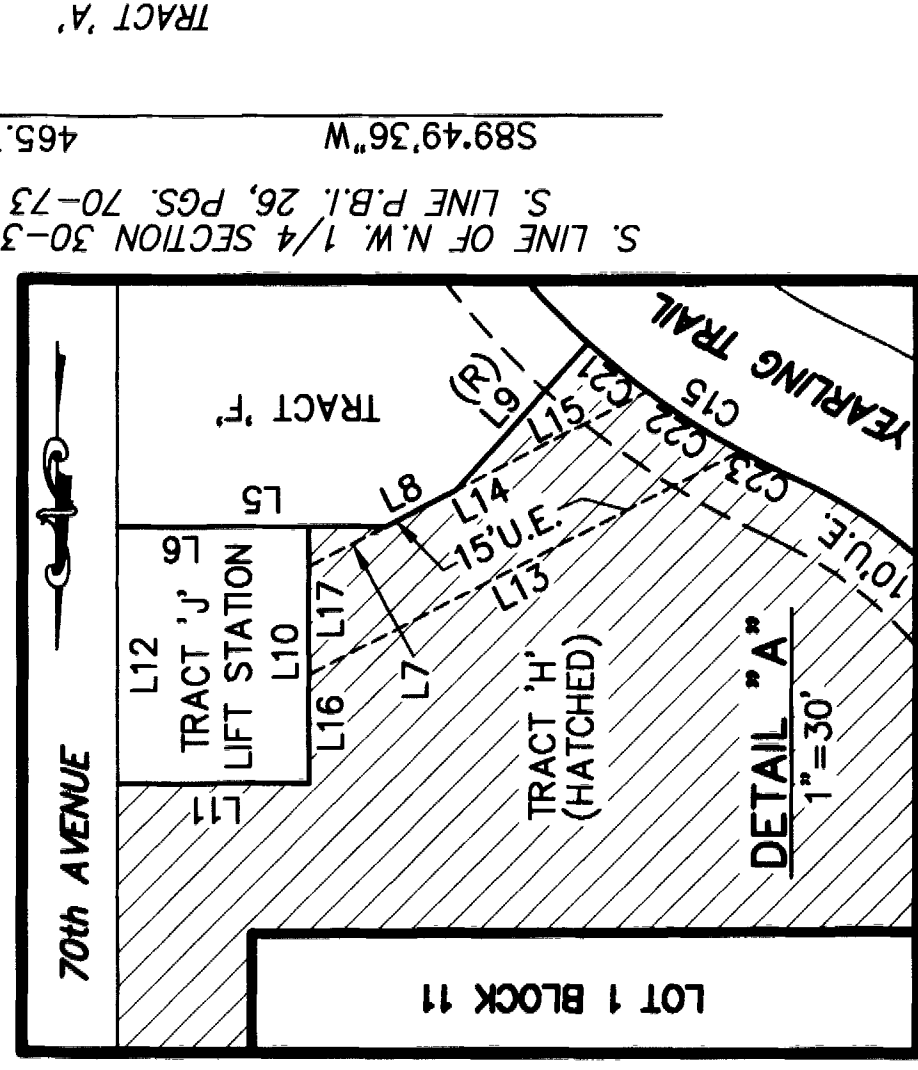
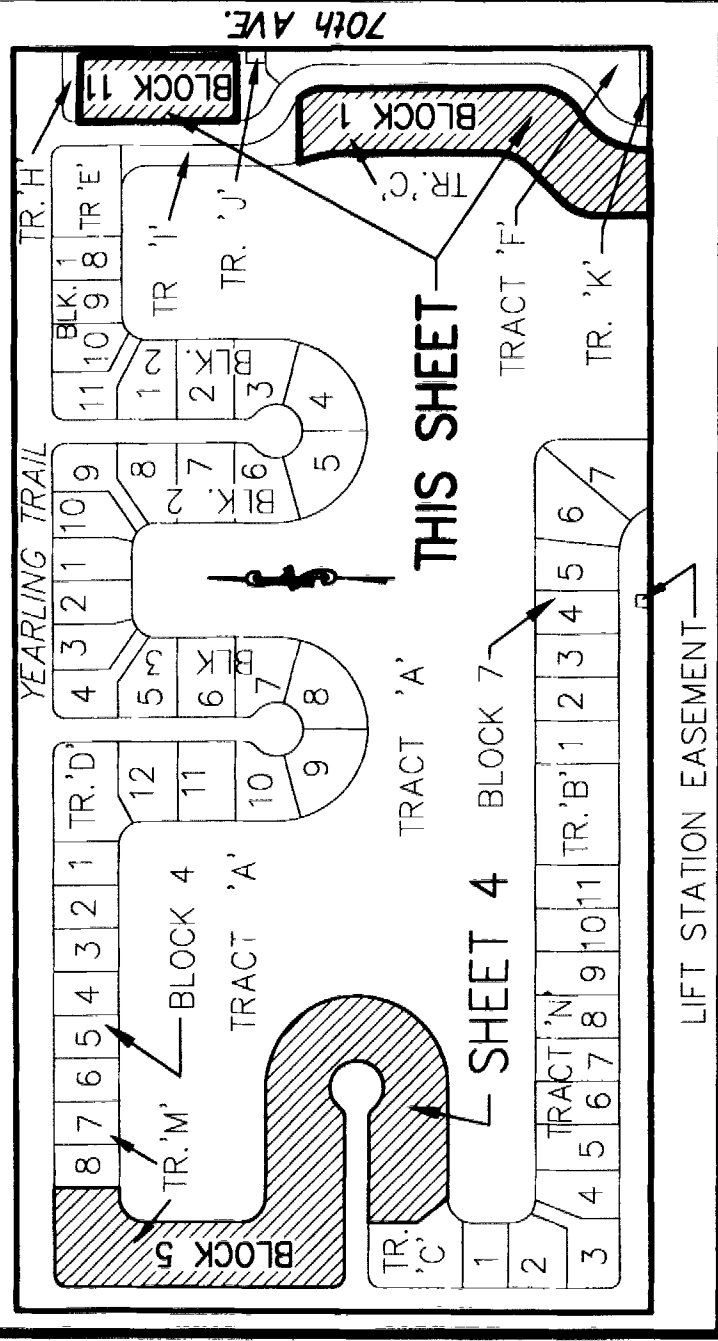
FND=FOUND PERMANENT REFERENCE MONUMENT
PRM=(4"x4"CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM WBZ LB 6840")
PRM□=SET PERMANENT REFERENCE MONUMENT
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○=LOT CORNER-SET 5/8" IRON ROD WITH CAP "WBZ ASSOC. LB 6840"
P.B.I.=PLAT BOOK INDIAN RIVER COUNTY RECORDS
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S.M.E.=STORMWATER MAINTENANCE EASEMENT
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I.P./C.=IRON PIPE WITH CAP
I.R.=IRON ROD, NO I.D.
U.E.=UTILITY EASEMENT
F.P.&L.=FLORIDA POWER & LIGHT
ESMT.=EASEMENT

D.E.=DRAINAGE EASEMENT
L.S.=LANDSCAPE
R/W=RIGHT OF WAY
M/H=MANHOLE
R=RADIUS
A=CENTRAL ANGLE
CHD=CHORD
C.B.=CHORD BEARING
(NR)=NON-RADIAL
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EL=ELEVATION
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(P)=PLAT
(C)=CALCULATED
FND.=FOUND
O/S=OFFSET
COR.=CORNER
PG(S)=PAGE/PAGES
ESMT.=EASEMENT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	C.B.
C1	115.00'	59°34'22"	119.57'	114.26'	S29°39'36"W
C2	140.00'	59°34'22"	145.56'	139.09'	S29°39'36"W
C3	165.00'	59°34'22"	171.56'	163.93'	S29°39'36"W
C4	165.00'	35°59'03"	103.63'	101.93'	S17°51'56"W
C5	165.00'	23°35'19"	67.93'	67.45'	S47°39'07"W
C6	115.00'	06°59'36"	14.04'	14.03'	S03°27'13"W
C7	115.00'	52°34'46"	105.53'	101.87'	S33°09'23"W
C8	150.00'	59°39'45"	156.20'	149.23'	N29°36'54"E
C9	125.00'	59°39'45"	130.16'	124.36'	N29°36'54"E
C10	100.00'	59°39'45"	104.13'	99.49'	N29°36'54"E
C11	125.00'	65°50'18"	143.64'	135.86'	N33°08'08"W
C12	100.00'	65°50'18"	114.91'	108.69'	N33°08'08"W
C13	75.00'	65°50'18"	86.18'	81.52'	N33°08'08"W
C14	125.00'	47°48'55"	104.24'	101.25'	N24°06'26"W
C15	125.00'	18°03'24"	39.39'	39.23'	N57°01'35"W
C16	75.00'	65°48'50"	86.15'	81.49'	S33°08'52"E
C17	100.00'	65°48'50"	114.87'	108.66'	S33°08'52"E
C18	125.00'	65°48'50"	143.58'	135.82'	S33°08'52"E
C19	21.00'	89°57'52"	32.97'	29.69'	S44°44'30"W
C20	25.00'	90°02'08"	39.29'	35.37'	N45°15'30"W
C21	125.00'	05°27'39"	11.91'	11.91'	N50°43'43"W
C22	125.00'	07°57'19"	17.36'	17.34'	N57°26'12"W
C23	125.00'	04°38'26"	10.12'	10.12'	N63°44'04"W
C24	75.00'	22°08'48"	28.99'	28.81'	N54°58'53"W
C25	75.00'	43°41'31"	57.19'	55.82'	S22°03'44"E
C26	250.00'	05°08'00"	22.40'	22.39'	N15°56'15"W
C27	250.00'	13°09'16"	57.40'	57.27'	S08°47'37"E
C28	100.00'	9°05'25"	15.87'	15.85'	N40°14'19"E
C29	100.00'	35°54'35"	62.67'	61.65'	N17°44'19"E

KEY MAP

1"=400'



DATE OF PREPARATION: DECEMBER 8, 2017

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REVISION

REVISE PER COMMENTS

SHEET

3

OF

4

SHEETS

CROSS CREEK LAKE ESTATES PLAT EIGHT

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A PLAT OF

PLAT BOOK

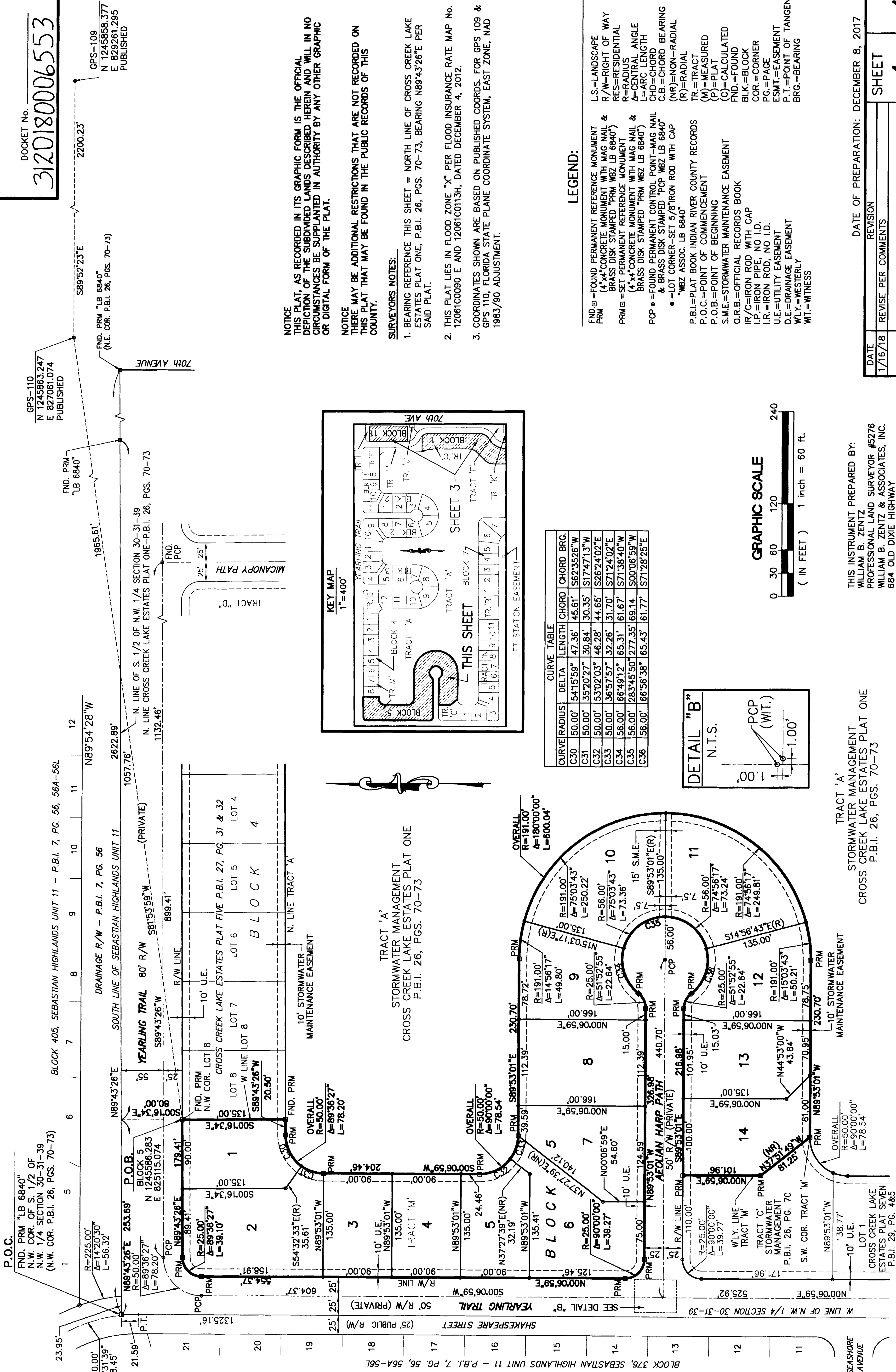
29

PAGE

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STORMWATER MANAGEMENT
CROSS CREEK LAKE ESTATES PLAT ONE
P.B.I. 26, PGS. 70-73

DATE OF PREPARATION: DECEMBER 8, 2017

DATE	REVISION
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SHEET 4 OF 4 SHEETS