BRIDGEWATER ~ At ~ EAGLE HARBOR

PLAT BOOK 30 PAGE 27
SHEET 1 OF 8 SHEETS

PART OF SECTIONS 29, 30, 31 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

C&R 1461 pg. 896

"TYPE 1 SUBDIVISION"
(SETBACKS: AS PER P.U.D., NEIGHBORHOOD TYPE "B")

TOTAL NUMBER OF LOTS = 46 — 23.77 ACRES ±
TOTAL NUMBER OF TRACTS = 4 — CURRENT ZONING: P.U.D.

CAPTION

PART OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LINKSIDE AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 28, PAGES 76 THRU 80, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 52 DEGREES 30 MINUTES 37 SECONDS WEST 305.43 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 396.04 FEET, RUN A CHORD DISTANCE OF 257.81 FEET, THE BEARING OF SAID CHORD BEING NORTH 33 DEGREES 30 MINUTES 54 SECONDS WEST; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 37.33 FEET, THE BEARING OF SAID CHORD BEING SOUTH 23 DEGREES 57 MINUTES 22 SECONDS WEST; THENCE SOUTH 62 DEGREES 25 MINUTES 56 SECONDS WEST 85.74 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 305.26 FEET, RUN A CHORD DISTANCE OF 143.45 FEET, THE BEARING OF SAID CHORD BEING NORTH 53 DEGREES 55 MINUTES 55 SECONDS WEST; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 55.33 FEET, RUN A CHORD DISTANCE OF 65.83 FEET, THE BEARING OF SAID CHORD BEING SOUTH 75 DEGREES 58 MINUTES 20 SECONDS WEST; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 129.85 FEET, RUN A CHORD DISTANCE OF 111.80 FEET, THE BEARING OF SAID CHORD BEING SOUTH 64 DEGREES 57 MINUTES 55 SECONDS WEST; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 552.06 FEET, RUN A CHORD DISTANCE OF 109.85 FEET, THE BEARING OF SAID CHORD BEING NORTH 83 DEGREES 49 MINUTES 32 SECONDS WEST; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 2000.02 FEET, RUN A CHORD DISTANCE OF 216.28 FEET, THE BEARING OF SAID CHORD BEING NORTH 81 DEGREES 12 MINUTES 55 SECONDS WEST; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 108.26 FEET, RUN A CHORD DISTANCE OF 108.03 FEET, THE BEARING OF SAID CHORD BEING NORTH 54 DEGREES 23 MINUTES 10 SECONDS WEST; THENCE NORTH 24 DEGREES 27 MINUTES 27 SECONDS WEST 237.68 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 53.12 FEET, RUN A CHORD DISTANCE OF 73.21 FEET, THE BEARING OF SAID CHORD BEING NORTH 19 DEGREES 06 MINUTES 15 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 197.15 FEET, RUN A CHORD DISTANCE OF 64.62 FEET, THE BEARING OF SAID CHORD BEING NORTH 72 DEGREES 05 MINUTES 53 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 34.48 FEET, RUN A CHORD DISTANCE OF 22.02 FEET, THE BEARING OF SAID CHORD BEING SOUTH 79 DEGREES 50 MINUTES 43 SECONDS EAST; THENCE NORTH 54 DEGREES 43 MINUTES 44 SECONDS EAST 444.50 FEET; THENCE NORTH 13 DEGREES 56 MINUTES 14 SECONDS EAST 653.98 FEET; THENCE NORTH 04 DEGREES 47 MINUTES 16 SECONDS EAST 121.23 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 37 SECONDS EAST 121.82 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 674.87 FEET, RUN A CHORD DISTANCE OF 53.85 FEET, THE BEARING OF SAID CHORD BEING SOUTH 03 DEGREES 34 MINUTES 06 SECONDS EAST; THENCE SOUTH 72 DEGREES 58 MINUTES 08 SECONDS EAST 83.78 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 754.87 FEET, RUN A CHORD DISTANCE OF 76.68 FEET, THE BEARING OF SAID CHORD BEING NORTH 02 DEGREES 11 MINUTES 40 SECONDS WEST; THENCE NORTH 73 DEGREES 42 MINUTES 24 SECONDS EAST 155.04 FEET; THENCE SOUTH 01 DEGREE 12 MINUTES 24 SECONDS WEST 167.92 FEET; THENCE SOUTH 10 DEGREES 59 MINUTES 34 SECONDS WEST 318.81 FEET; THENCE SOUTH 47 DEGREES 39 MINUTES 24 SECONDS WEST 24.27 FEET; THENCE SOUTH 22 DEGREES 46 MINUTES 28 SECONDS WEST 91.21 FEET; THENCE SOUTH 07 DEGREES 06 MINUTES 25 SECONDS WEST 90.55 FEET; THENCE SOUTH 14 DEGREES 03 MINUTES 03 SECONDS WEST 180.02 FEET; THENCE SOUTH 18 DEGREES 15 MINUTES 03 SECONDS WEST 90.53 FEET; THENCE SOUTH 03 DEGREES 00 MINUTES 37 SECONDS WEST 37.91 FEET; THENCE SOUTH 06 DEGREES 43 MINUTES 44 SECONDS EAST 53.05 FEET; THENCE SOUTH 15 DEGREES 40 MINUTES 40 SECONDS EAST 91.98 FEET; THENCE SOUTH 11 DEGREES 01 MINUTE 45 SECONDS EAST 100.89 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 47 SECONDS WEST 113.42 FEET; THENCE SOUTH 21 DEGREES 05 MINUTES 48 SECONDS WEST 109.67 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 57 SECONDS WEST 47.39 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 14 SECONDS WEST 110.33 FEET; THENCE SOUTH 61 DEGREES 47 MINUTES 51 SECONDS WEST 41.23 FEET; THENCE SOUTH 79 DEGREES 29 MINUTES 13 SECONDS WEST 107.67 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 316.04 FEET, RUN A CHORD DISTANCE OF 226.50 FEET, THE BEARING OF SAID CHORD BEING SOUTH 31 DEGREES 30 MINUTES 42 SECONDS EAST; THENCE SOUTH 52 DEGREES 30 MINUTES 37 SECONDS EAST 305.43 FEET THE SOUTHWESTERLY CORNER OF TRACT "A", SAID LINKSIDE AT EAGLE HARBOR; THENCE ON THE WESTERLY BOUNDARY OF SAID LINKSIDE AT EAGLE HARBOR SOUTH 37 DEGREES 29 MINUTES 23 SECONDS WEST 80.00 FEET TO THE POINT OF BEGINNING.

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 26th DAY OF November, 1996, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

John Keene — CLERK OF CIRCUIT COURT
JOHN KEENE — PRINT NAME

Dale S. Wilson — CHAIRMAN
Dale S. Wilson — PRINT NAME

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA, AND IS FILED FOR RECORD IN PLAT BOOK 30, PAGES 27-34, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 4th DAY OF December, 1996.

John Keene
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 2ND DAY OF DEC, 1996

Susan L Fraser
DIRECTOR, DEPARTMENT OF PLANNING
SUSAN L FRASER
PRINT NAME

ADOPTION AND DEDICATION

(STREETS AND EASEMENTS)

THIS IS TO CERTIFY THAT EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BRIDGEWATER AT EAGLE HARBOR HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. THE PARKWAY AND COURT, EASEMENTS FOR DRAINAGE AND UTILITIES, AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM. ALL C.D.D. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR MAINTENANCE OF UNDERGROUND UTILITIES ONLY.

(TRACTS)

TRACT A (LAKE AND FILTRATION SYSTEM) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

(CONTINUED)

CADD FILE: 25314CAP

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM (TRACT A) SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEM WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THE LAND HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM THE PARKWAY AND COURT; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACT A SHOWN ON THIS PLAT, DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT), IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION PONDS AND/OR FILTRATION SYSTEMS. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACT IS CONVEYED TO A HOMEOWNERS ASSOCIATION WHICH HAS THE DUTY AND AUTHORITY, AND HAS ACCEPTED RESPONSIBILITY THEREFOR. CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DISTRICT OR HOMEOWNERS ASSOCIATION (IF CONVEYED);

3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO AFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH BRIDGEWATER AT EAGLE HARBOR. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:
Ronald E. Kolar
WITNESS
RONALD E. KOLAR
PRINT NAME
Carol A. Studer
WITNESS
CAROL A. STUDER
PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND
JOINT VENTURE, A FLORIDA JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER

BY: E.H. DANIELS, VICE PRESIDENT

THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF OCTOBER, 1996, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Jennifer K Stevens
Jennifer K. Stevens
PRINT NAME
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC581639
MY COMMISSION EXPIRES: Dec. 6, 1997

NOTARY PUBLIC STATE OF FLORIDA
GENNIFER K STEVENS
My Commission CC581639
Expires Dec. 06, 1997

EAST WEST PARTNERS OF JACKSONVILLE
LIMITED PARTNERSHIP, A VIRGINIA LIMITED
PARTNERSHIP, A JOINT VENTURER

BY EAST WEST PARTNERS OF JACKSONVILLE, INC.
A VIRGINIA CORPORATION, GENERAL PARTNER

BY: ROGER S. ARROWSMITH, VICE PRESIDENT

ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP WAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

SIGNED IN THE PRESENCE OF:
Ronald E. Kolar
WITNESS
RONALD E. KOLAR
PRINT NAME
Carol A. Studer
WITNESS
CAROL A. STUDER
PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF OCTOBER, 1996, BY ROGER S. ARROWSMITH, VICE PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

OFFICIAL NOTARY SEAL
THOMAS C MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXP. JAN. 23,1997

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

BRIDGEWATER ~ At ~ EAGLE HARBOR

PLAT BOOK 30 PAGE 27
SHEET 1 OF 8 SHEETS

PART OF SECTIONS 29, 30, 31 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

C&R 1461 pg. 896

"TYPE 1 SUBDIVISION"
(SETBACKS: AS PER P.U.D., NEIGHBORHOOD TYPE "B")

TOTAL NUMBER OF LOTS = 46 — 23.77 ACRES ±
TOTAL NUMBER OF TRACTS = 4 — CURRENT ZONING: P.U.D.

CAPTION

PART OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LINKSIDE AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 28, PAGES 76 THRU 80, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 52 DEGREES 30 MINUTES 37 SECONDS WEST 305.43 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 396.04 FEET, RUN A CHORD DISTANCE OF 257.81 FEET, THE BEARING OF SAID CHORD BEING NORTH 33 DEGREES 30 MINUTES 54 SECONDS WEST; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 37.33 FEET, THE BEARING OF SAID CHORD BEING SOUTH 23 DEGREES 57 MINUTES 22 SECONDS WEST; THENCE SOUTH 62 DEGREES 25 MINUTES 56 SECONDS WEST 85.74 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 305.26 FEET, RUN A CHORD DISTANCE OF 143.45 FEET, THE BEARING OF SAID CHORD BEING NORTH 53 DEGREES 55 MINUTES 55 SECONDS WEST; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 55.33 FEET, RUN A CHORD DISTANCE OF 65.83 FEET, THE BEARING OF SAID CHORD BEING SOUTH 75 DEGREES 58 MINUTES 20 SECONDS WEST; 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THENCE NORTH 73 DEGREES 42 MINUTES 24 SECONDS EAST 155.04 FEET; THENCE SOUTH 01 DEGREE 12 MINUTES 24 SECONDS WEST 167.92 FEET; THENCE SOUTH 10 DEGREES 59 MINUTES 34 SECONDS WEST 318.81 FEET; THENCE SOUTH 47 DEGREES 39 MINUTES 24 SECONDS WEST 24.27 FEET; THENCE SOUTH 22 DEGREES 46 MINUTES 28 SECONDS WEST 91.21 FEET; THENCE SOUTH 07 DEGREES 06 MINUTES 25 SECONDS WEST 90.55 FEET; THENCE SOUTH 14 DEGREES 03 MINUTES 03 SECONDS WEST 180.02 FEET; THENCE SOUTH 18 DEGREES 15 MINUTES 03 SECONDS WEST 90.53 FEET; THENCE SOUTH 03 DEGREES 00 MINUTES 37 SECONDS WEST 37.91 FEET; THENCE SOUTH 06 DEGREES 43 MINUTES 44 SECONDS EAST 53.05 FEET; THENCE SOUTH 15 DEGREES 40 MINUTES 40 SECONDS EAST 91.98 FEET; THENCE SOUTH 11 DEGREES 01 MINUTE 45 SECONDS EAST 100.89 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 47 SECONDS WEST 113.42 FEET; THENCE SOUTH 21 DEGREES 05 MINUTES 48 SECONDS WEST 109.67 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 57 SECONDS WEST 47.39 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 14 SECONDS WEST 110.33 FEET; 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COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 26th DAY OF November, 1996, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

John Keene — CLERK OF CIRCUIT COURT
JOHN KEENE — PRINT NAME

Dale S. Wilson — CHAIRMAN
Dale S. Wilson — PRINT NAME

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA, AND IS FILED FOR RECORD IN PLAT BOOK 30, PAGES 27-34, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 4th DAY OF December, 1996.

John Keene
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 2ND DAY OF DEC, 1996

Susan L Fraser
DIRECTOR, DEPARTMENT OF PLANNING
SUSAN L FRASER
PRINT NAME

ADOPTION AND DEDICATION

(STREETS AND EASEMENTS)

THIS IS TO CERTIFY THAT EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BRIDGEWATER AT EAGLE HARBOR HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. THE PARKWAY AND COURT, EASEMENTS FOR DRAINAGE AND UTILITIES, AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM. ALL C.D.D. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR MAINTENANCE OF UNDERGROUND UTILITIES ONLY.

(TRACTS)

TRACT A (LAKE AND FILTRATION SYSTEM) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

(CONTINUED)

CADD FILE: 25314CAP

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM (TRACT A) SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEM WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THE LAND HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM THE PARKWAY AND COURT; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACT A SHOWN ON THIS PLAT, DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT), IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION PONDS AND/OR FILTRATION SYSTEMS. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACT IS CONVEYED TO A HOMEOWNERS ASSOCIATION WHICH HAS THE DUTY AND AUTHORITY, AND HAS ACCEPTED RESPONSIBILITY THEREFOR. CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DISTRICT OR HOMEOWNERS ASSOCIATION (IF CONVEYED);

3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO AFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH BRIDGEWATER AT EAGLE HARBOR. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:
Ronald E. Kolar
WITNESS
RONALD E. KOLAR
PRINT NAME
Carol A. Studer
WITNESS
CAROL A. STUDER
PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND
JOINT VENTURE, A FLORIDA JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER

BY: E.H. DANIELS, VICE PRESIDENT

THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF OCTOBER, 1996, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Jennifer K Stevens
Jennifer K. Stevens
PRINT NAME
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC581639
MY COMMISSION EXPIRES: Dec. 6, 1997

NOTARY PUBLIC STATE OF FLORIDA
GENNIFER K STEVENS
My Commission CC581639
Expires Dec. 06, 1997

EAST WEST PARTNERS OF JACKSONVILLE
LIMITED PARTNERSHIP, A VIRGINIA LIMITED
PARTNERSHIP, A JOINT VENTURER

BY EAST WEST PARTNERS OF JACKSONVILLE, INC.
A VIRGINIA CORPORATION, GENERAL PARTNER

BY: ROGER S. ARROWSMITH, VICE PRESIDENT

ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP WAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

SIGNED IN THE PRESENCE OF:
Ronald E. Kolar
WITNESS
RONALD E. KOLAR
PRINT NAME
Carol A. Studer
WITNESS
CAROL A. STUDER
PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF OCTOBER, 1996, BY ROGER S. ARROWSMITH, VICE PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

OFFICIAL NOTARY SEAL
THOMAS C MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXP. JAN. 23,1997

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

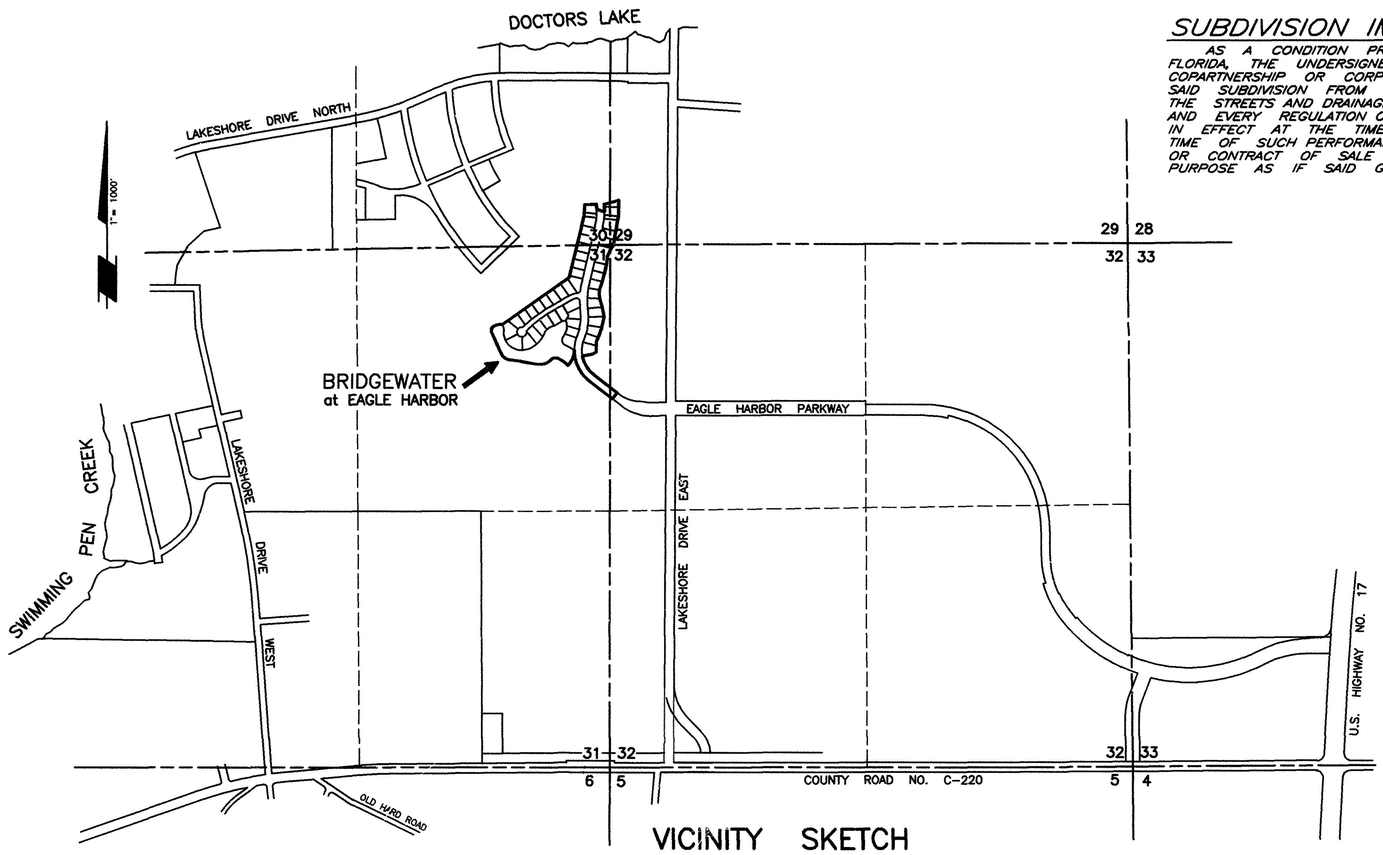
BRIDGEWATER ~ At ~ EAGLE HARBOR

PART OF SECTIONS 29, 30, 31 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 30 PAGE 28

SHEET 2 OF 8 SHEETS

"TYPE 1 SUBDIVISION"



VICINITY SKETCH

SUBDIVISION IMPROVEMENT GUARANTEE

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED OWNERS OF THIS SUBDIVISION DO HEREBY GUARANTEE TO EACH AND EVERY PERSON, FIRM, COPARTNERSHIP OR CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WHO SHALL PURCHASE A LOT OR LOTS IN SAID SUBDIVISION FROM SAID OWNERS, THAT SAID OWNERS SHALL WITHIN 12 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREETS AND DRAINAGE IMPROVEMENTS BY THE BOARD OF COUNTY COMMISSIONERS THEREOF FULLY COMPLY WITH EACH AND EVERY REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, COVERING SUBDIVISIONS IN EFFECT AT THE TIME OF THE FILING OF THIS FINAL PLAT INSOFAR AS THE SAME EFFECTS A LOT OR LOTS SOLD. TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE A PART OF EACH DEED OF CONVEYANCE OR CONTRACT OF SALE COVERING LOTS IN SAID SUBDIVISION, EXECUTED BY SAID OWNERS TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:
Rondd E Kolar
WITNESS
RONALD E. KOLAR
PRINT NAME
Carol A. Studer
WITNESS
CAROL A. STUDER
PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND
JOINT VENTURE, A FLORIDA JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER

BY: E.H. DANIELS, VICE PRESIDENT
THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF October, 1996, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Jennifer K. Stevens
Jennifer K. Stevens
PRINT NAME
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC501639
MY COMMISSION EXPIRES: Dec. 6, 1997

NOTARY PUBLIC STATE OF FLORIDA
GENNIFER K STEVENS
My Commission CC581639
Expires Dec. 06, 1997

SIGNED IN THE PRESENCE OF:
Rondd E Kolar
WITNESS
RONALD E. KOLAR
PRINT NAME
Carol A. Studer
WITNESS
CAROL A. STUDER
PRINT NAME

EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, A JOINT VENTURER

BY EAST WEST PARTNERS OF JACKSONVILLE, INC. A VIRGINIA CORPORATION, GENERAL PARTNER

BY: ROGER S. ARROWSMITH, VICE PRESIDENT
ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP WAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF October, 1996, BY ROGER S. ARROWSMITH, VICE PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

OFFICIAL NOTARY SEAL
THOMAS C MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXP. JAN. 23,1997

Rondd E Kolar
WITNESS
RONALD E. KOLAR
PRINT NAME
Carol A. Studer
WITNESS
CAROL A. STUDER
PRINT NAME

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

BY: WILLIAM O. CANNON, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF October, 1996, BY WILLIAM O. CANNON, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED AS SUCH INDIVIDUAL AND AS SUCH OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, THEREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

Jennifer K. Stevens
PRINT NAME Jennifer K. Stevens
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC501639
MY COMMISSION EXPIRES: Dec. 6, 1997

NOTARY PUBLIC STATE OF FLORIDA
GENNIFER K STEVENS
My Commission CC581639
Expires Dec. 06, 1997

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 27th DAY OF NOVEMBER, 1996

Linda Jackson
DIRECTOR, DEPARTMENT OF ZONING
LINDA JACKSON
PRINT NAME

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 02nd DAY OF DECEMBER, 1996

Walter M. Rountree
DIRECTOR, DEPARTMENT OF ENGINEERING
WALTER M. ROUNTREE
PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177 LAWS OF FLORIDA, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS 24th DAY OF OCTOBER, 1996.

THOMAS C. MULLIS
FLORIDA CERTIFICATE NO. 3593
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
ORANGE PARK, FLORIDA

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
C/O EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP
1880 EAGLE HARBOR PARKWAY
ORANGE PARK, FLORIDA 32073

ENGINEER: CGS/HADDEN CONSULTING ENGINEERS
1543 KINGSLEY AVENUE
BUILDING 2, SUITE A
ORANGE PARK, FL. 32073

UTILITIES SUPPLIERS:
WATER, SEWER AND FIRE MAIN
CLAY COUNTY UTILITY AUTHORITY
782 FOXRIDGE CENTER DR.
ORANGE PARK, FLORIDA 32065

ELECTRICITY- (underground)
CLAY ELECTRIC CO-OP
734 BLANDING BLVD.
ORANGE PARK, FLORIDA

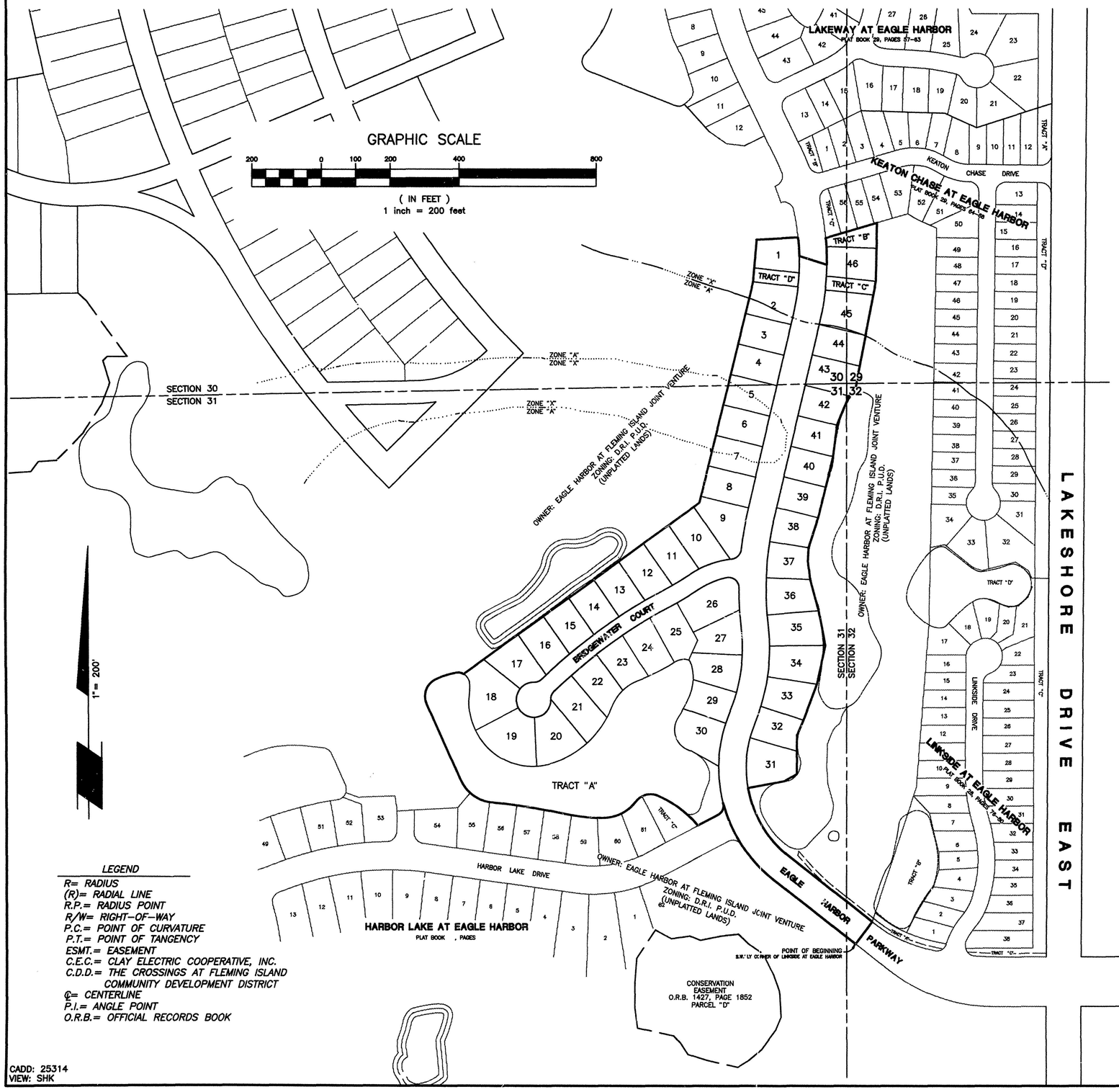
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PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

BRIDGEWATER ~ At ~ EAGLE HARBOR

PART OF SECTIONS 29, 30, 31 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"



GENERAL NOTES:

1) ⊡ DENOTES PERMANENT REFERENCE MONUMENT (SET).
2) ◘ DENOTES PERMANENT REFERENCE MONUMENT (FOUND).
3) ◎ DENOTES PERMANENT CONTROL POINT.
4) C2 DENOTES TABLED CURVE NUMBER.
5) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
6) BEARINGS SHOWN HEREON ARE BASED UPON N 52° 30' 37" W FOR THE SOUTHWEST LINE OF EAGLE HARBOR PARKWAY.
7) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
8) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
9) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0155 D, DATED NOVEMBER 4, 1992.
10) ALL C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUPERIOR TO ALL OTHER EASEMENTS EXCEPT FOR CO-EXISTING EASEMENTS FOR DRAINAGE & UTILITIES HEREBY DEDICATED TO CLAY COUNTY, FLORIDA, TO WHICH THEY SHALL BE SUBORDINATE.
11) MINIMUM LOT SIZE: 10,000 SQUARE FEET

LEGEND

R= RADIUS
(R)= RADIAL LINE
R.P.= RADIUS POINT
R/W= RIGHT-OF-WAY
P.C.= POINT OF CURVATURE
P.T.= POINT OF TANGENCY
ESMT.= EASEMENT
C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.
C.D.D.= THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
℄= CENTERLINE
P.I.= ANGLE POINT
O.R.B.= OFFICIAL RECORDS BOOK

FORM OF ACCEPTANCE OF DEDICATION

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF THOSE EASEMENTS AND TRACTS A, B, C, AND D, SET FORTH WITHIN THIS PLAT, BUT DOES NOT ACCEPT ANY EASEMENT OR RIGHT-OF-WAY OTHERWISE DEDICATED TO THE PUBLIC.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF CLAY COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED HEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO ASSIGN, DEDICATE OR TRANSFER DATED APRIL 29, 1992, AND RECORDED IN OFFICIAL RECORDS BOOK 1416, PAGE 545 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

SIGNED THIS 24TH DAY OF OCTOBER, 1996.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Ronald E. Kolar — Carol A. Studer — W.O. Cannon

WITNESS — WITNESS — BY: WILLIAM O. CANNON, CHAIRMAN

RONALD E. KOLAR — CAROL A. STUDER

PRINT NAME — PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF OCTOBER, 1996, BY WILLIAM O. CANNON, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED AS SUCH INDIVIDUAL AND AS SUCH OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, THEREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

Jennifer K. Stevens

PRINT NAME Jennifer K. Stevens
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC586239
MY COMMISSION EXPIRES: Dec. 6, 1997

NOTARY PUBLIC STATE OF FLORIDA

GENNIFER K STEVENS
My Commission CC586239
Expires Dec. 06, 1997

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

CADD: 25314
VIEW: SHK