

BROOKSTONE AT EAGLE HARBOR

PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 15

SHEET 1 OF 8 SHEETS

Cov/Restr. - O.R. 1747pg. 1900 & 1906
1461pg. 896
1651pg. 1519
1751pg. 1662

TOTAL NUMBER OF LOTS = 142

TOTAL NUMBER OF TRACTS = 5

"TYPE 1 SUBDIVISION"

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

41.72 ACRES ±

CURRENT ZONING: P.U.D.

CAPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE ON THE EAST LINE THEREOF RUN SOUTH 00 DEGREES 07 MINUTES 04 SECONDS EAST 762.66 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 02 SECONDS EAST 358.68 FEET; THENCE SOUTH 45 DEGREES 15 MINUTES 12 SECONDS EAST 583.68 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-220 (AS NOW ESTABLISHED); THENCE ON LAST SAID LINE RUN THE FOLLOWING 4 COURSES: 1) SOUTH 89 DEGREES 27 MINUTES 02 SECONDS WEST 772.39 FEET; 2) SOUTH 00 DEGREES 07 MINUTES 04 SECONDS EAST 77.00 FEET; 3) SOUTH 89 DEGREES 27 MINUTES 02 SECONDS WEST 911.14 FEET; 4) WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 5802.58 FEET, A CHORD DISTANCE OF 193.99 FEET, THE BEARING OF SAID CHORD BEING SOUTH 89 DEGREES 29 MINUTES 34 SECONDS WEST; THENCE NORTH 00 DEGREES 25 MINUTES 27 SECONDS WEST 354.87 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST 210.00 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ON LAST SAID LINE NORTH 00 DEGREES 25 MINUTES 27 SECONDS WEST 838.46 FEET; THENCE NORTH 47 DEGREES 00 MINUTES 17 SECONDS EAST 105.60 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ON LAST SAID LINE NORTH 89 DEGREES 47 MINUTES 17 SECONDS EAST 1244.03 FEET TO THE POINT OF BEGINNING, BEING 41.72 ACRES, MORE OR LESS, IN AREA.

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 14th DAY OF July, 1998, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

Talmadge L. Bennett
CLERK OF CIRCUIT COURT
TALMADGE BENNETT

Patrick D. McGovern
CHAIRMAN
PATRICK D. MCGOVERN
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 32, PAGES 15 THRU 22, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 28th DAY OF July, 1998.

Talmadge L. Bennett
CLERK OF CIRCUIT COURT
TALMADGE BENNETT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 21st DAY OF July, 1998

Sudan L. Traer
DIRECTOR, DEPARTMENT OF PLANNING
SUDAN L. TRAER
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 BROOKSTONE 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 DRIVES, LANES, 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. THE EASEMENTS FOR LAKE ACCESS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT FOR LAKE ACCESS.

(TRACTS)

TRACTS A AND B (LAKE AND FILTRATION SYSTEM), TRACT C (BIKE AND PEDESTRIAN ACCESS), TRACT D (CONSERVATION EASEMENT) AND TRACT E (RECREATION AREA), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM (TRACTS A AND B) 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 DRIVES, 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) TRACTS A AND B 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 THEREFORE, 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 BROOKSTONE 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 EXECUTED ON ITS OWN BEHALF BY ITS JOINT VENTURERS.

SIGNED IN THE PRESENCE OF:

Marie M. Tucker
WITNESS
Marie M. Tucker
PRINT NAME
Janice L. Williams
WITNESS
Janice L. Williams
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER

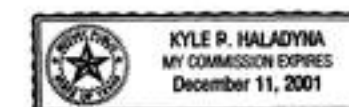
BY: *E.H. Daniels*
E.H. DANIELS, VICE PRESIDENT

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

STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June, 1998, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Kyle P. Haladyna
KYLE P. HALADYNA
PRINT NAME
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO.
MY COMMISSION EXPIRES:



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

SIGNED IN THE PRESENCE OF:

Linda K. Valone
WITNESS
Linda K. Valone
PRINT NAME
Ronald E. Kolar
WITNESS
Ronald E. Kolar
PRINT NAME

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

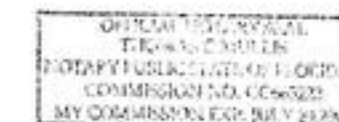
BY: *Roger S. Arrowsmith*
ROGER S. ARROWSMITH, VICE PRESIDENT

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 11th DAY OF JUNE, 1998, 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
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC65223
MY COMMISSION EXPIRES: JULY 20, 2001



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

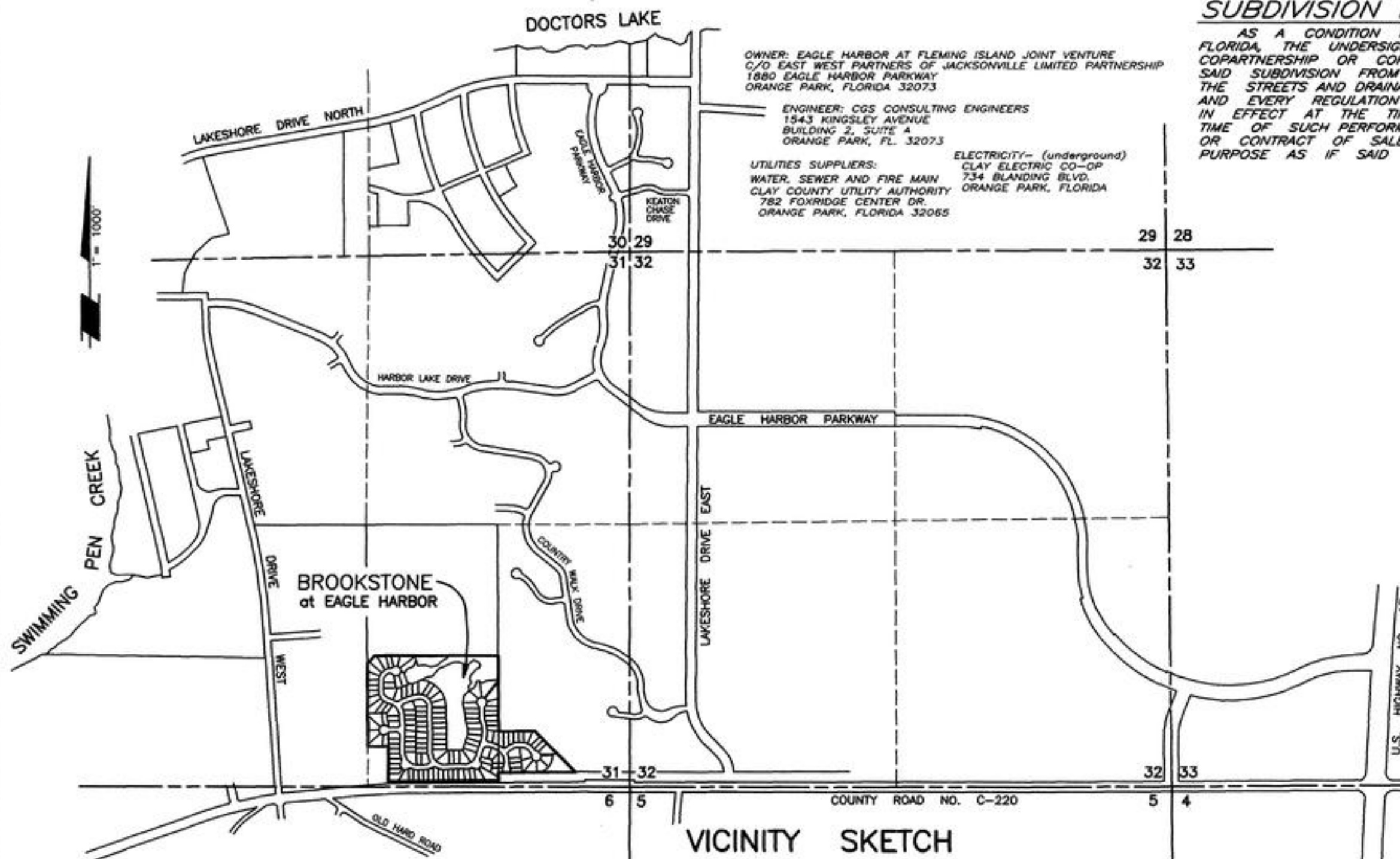
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BROOKSTONE AT EAGLE HARBOR

PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 16
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, CO-PARTNERSHIP 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 EXECUTED ON ITS OWN BEHALF BY ITS JOINT VENTURERS.

SIGNED IN THE PRESENCE OF:

WITNESS
Mary M. Tucker
PRINT NAME
James L. Williams
WITNESS
James L. Williams
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER

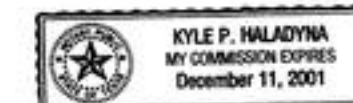
BY: E.H. Daniels
E.H. DANIELS, VICE PRESIDENT

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

STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June, 1998, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Kyle P. Haladyna
KYLE P. HALADYNA
PRINT NAME
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____



BY 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
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.

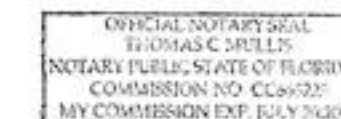
SIGNED IN THE PRESENCE OF:

WITNESS
Linda K. Vallone
LINDA K. VALLONE
PRINT NAME
Conrad E. Kolar
CONRAD E. KOLAR
PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1998, 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
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: JULY 20, 2001



Conrad E. Kolar
WITNESS
PRINT NAME

James M. Babin III
WITNESS
PRINT NAME

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND
BY: William O. Cannon
WILLIAM O. CANNON, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June, 1998, 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.

Linda K. Vallone
LINDA K. VALLONE
PRINT NAME
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____



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

CADD: 26538VIC

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 16th DAY OF JULY, 1998

Linda Jackson
DIRECTOR, DEPARTMENT OF ZONING
LINDA JACKSON
PRINT NAME

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 16th DAY OF July, 1998

Michael Green
DIRECTOR, DEPARTMENT OF ENGINEERING
MICHAEL GREEN
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 12th DAY OF JUNE, 1998.

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

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, D, & E, 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 12th DAY OF June, 1998.

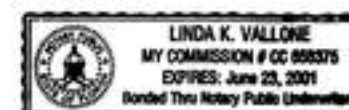
THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

Conrad E. Kolar
WITNESS
PRINT NAME
James M. Babin III
WITNESS
PRINT NAME
BY: William O. Cannon
WILLIAM O. CANNON, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June, 1998, 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.

Linda K. Vallone
LINDA K. VALLONE
PRINT NAME
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____

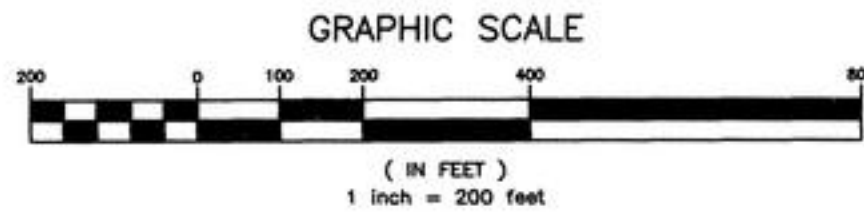


BROOKSTONE AT EAGLE HARBOR

PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 17
SHEET 3 OF 8 SHEETS

"TYPE 1 SUBDIVISION"



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
P.R.C.= POINT OF REVERSE CURVATURE
ESMT.= EASEMENT
C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.
C.D.D.= THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT
CL= CENTERLINE
P.B.= PLAT BOOK

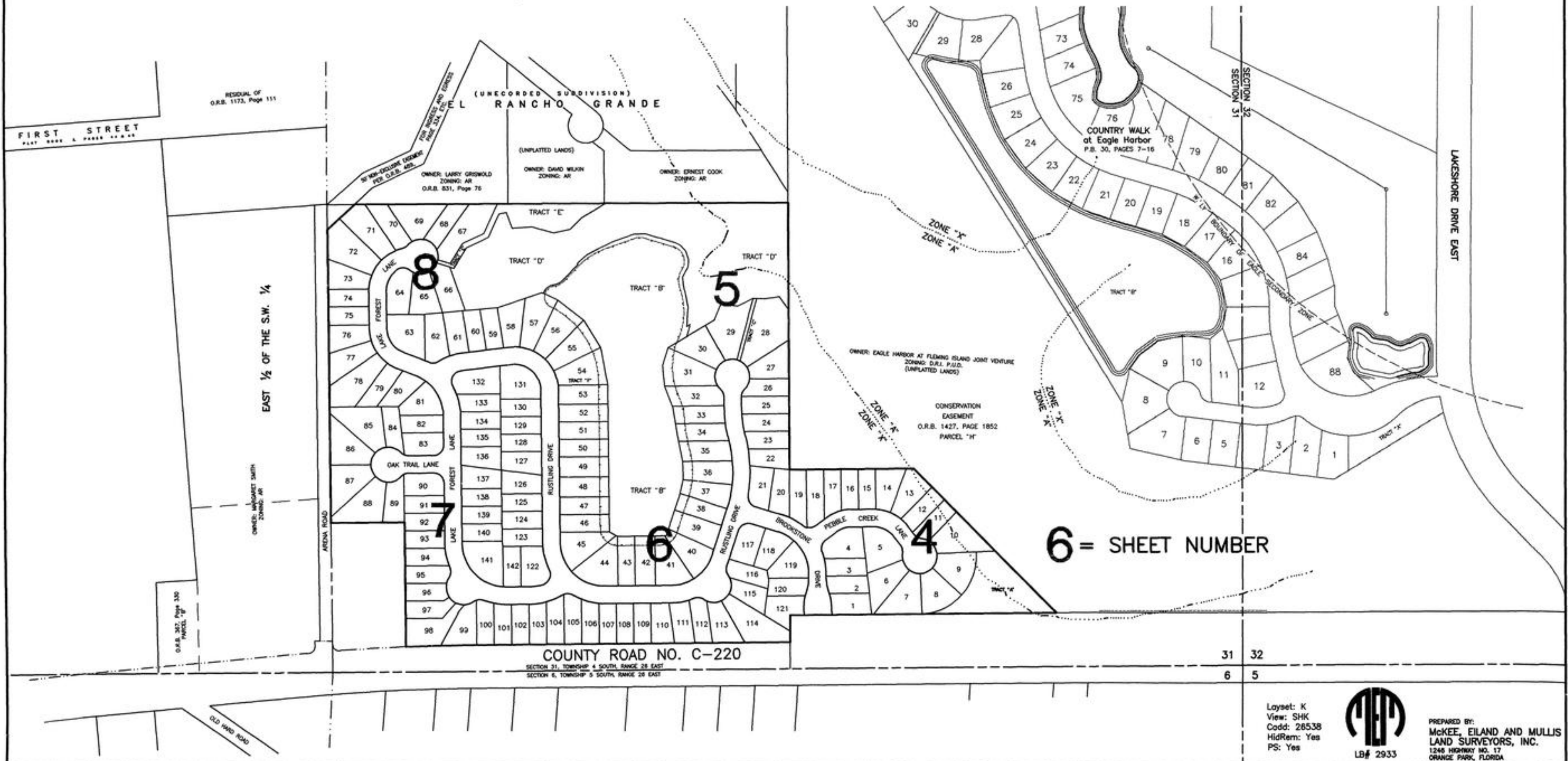
GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ● DENOTES PERMANENT CONTROL POINT.
- 3) C2 DENOTES TABLED CURVE NUMBER.
- 4) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 5) BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S 60° 27' 02" W FOR THE NORTH LINE OF COUNTY ROAD NO. C-220.
- 6) 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.
- 7) 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.
- 8) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0155 D, DATED NOVEMBER 4, 1992.
- 9) 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.
- 10) MINIMUM LOT SIZE: 5749 SQUARE FEET
- 11) TRANSITION RADII AT STREET CORNERS AND CUL-DE-SACS ARE 30.0 FEET UNLESS OTHERWISE NOTED.
- 12) BEARINGS AND DISTANCES ALONG CURVILINEAR LINES REFER TO THE CHORD.

SURVEYOR'S CERTIFICATE OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS REVIEWED THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081(1), FLORIDA STATUTES (1998), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 13 DAY OF JULY, 1998.

Matthew A. Griffis
MATTHEW A. GRIFFIS
FLORIDA REGISTRATION NO. 3743
2554 BLANDING BOULEVARD, SUITE "N"
MIDDLEBURG, FLORIDA, 32068



BROOKSTONE AT EAGLE HARBOR

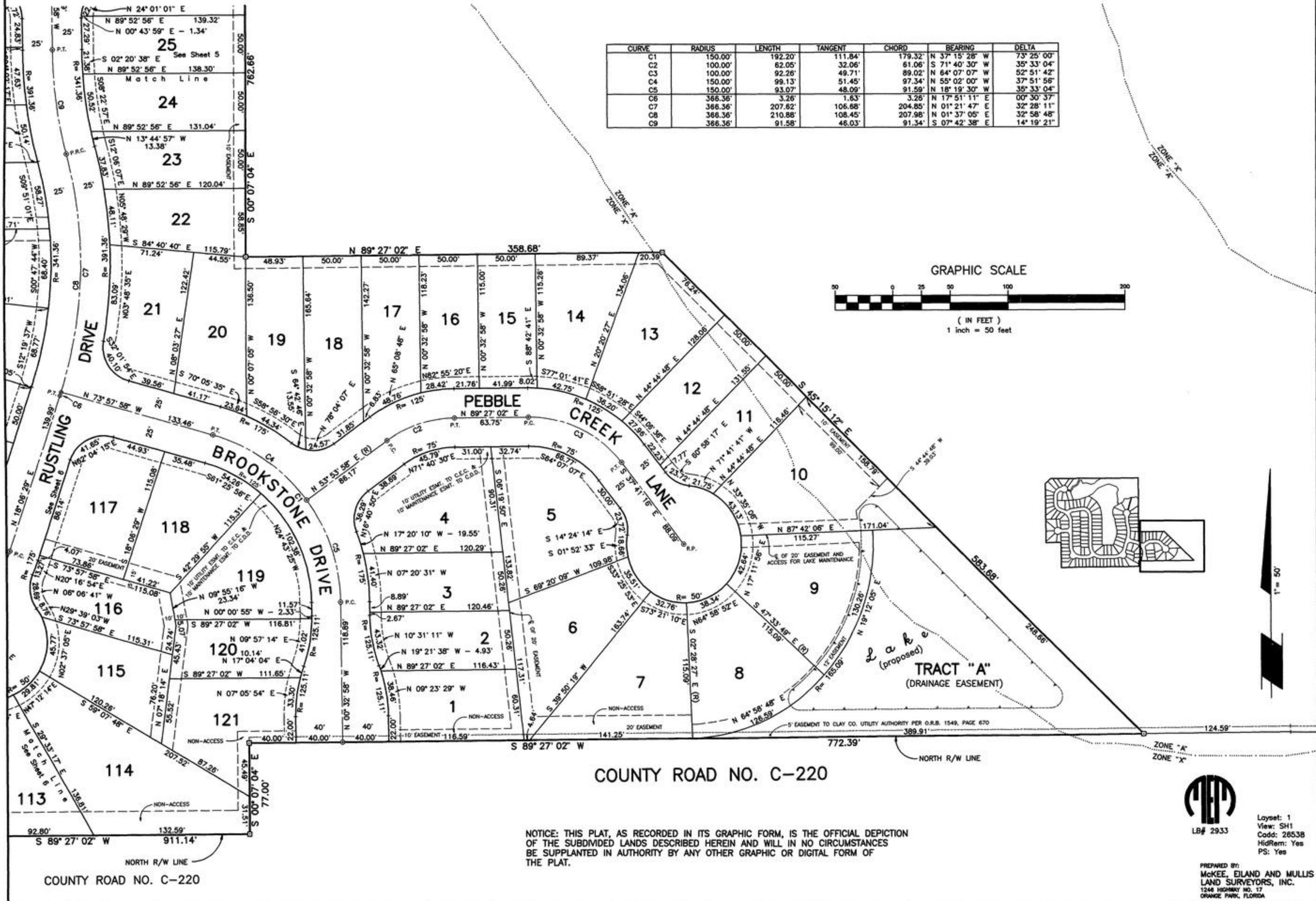
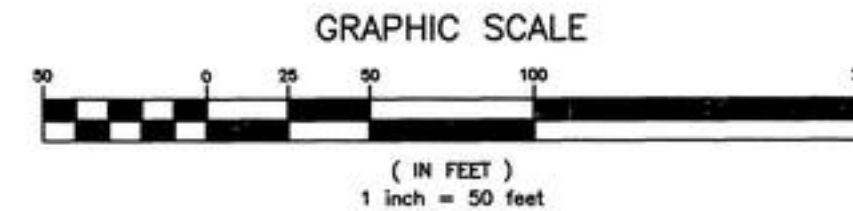
PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 18

SHEET 4 OF 8 SHEETS

"TYPE 1 SUBDIVISION"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	192.20'	111.84'	179.32'	N 37° 15' 28" W	73° 25' 00"
C2	100.00'	62.05'	32.06'	61.06'	S 71° 40' 30" W	35° 33' 04"
C3	100.00'	92.26'	49.71'	89.02'	N 64° 07' 07" W	52° 51' 42"
C4	150.00'	99.13'	51.45'	97.34'	N 55° 02' 00" W	37° 51' 56"
C5	150.00'	93.07'	48.09'	91.59'	N 18° 19' 30" W	35° 33' 04"
C6	366.36'	3.26'	1.63'	3.26'	N 17° 51' 11" E	00° 30' 37"
C7	366.36'	207.62'	106.68'	204.85'	N 01° 21' 47" E	32° 28' 11"
C8	366.36'	210.88'	108.45'	207.98'	N 01° 37' 05" E	32° 58' 48"
C9	366.36'	91.58'	46.03'	91.34'	S 07° 42' 38" E	14° 19' 21"



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.



Layset: 1
View: SH1
Cadd: 26538
HidRem: Yes
PS: Yes

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1244 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

BROOKSTONE AT EAGLE HARBOR

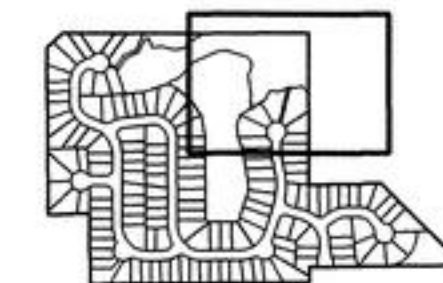
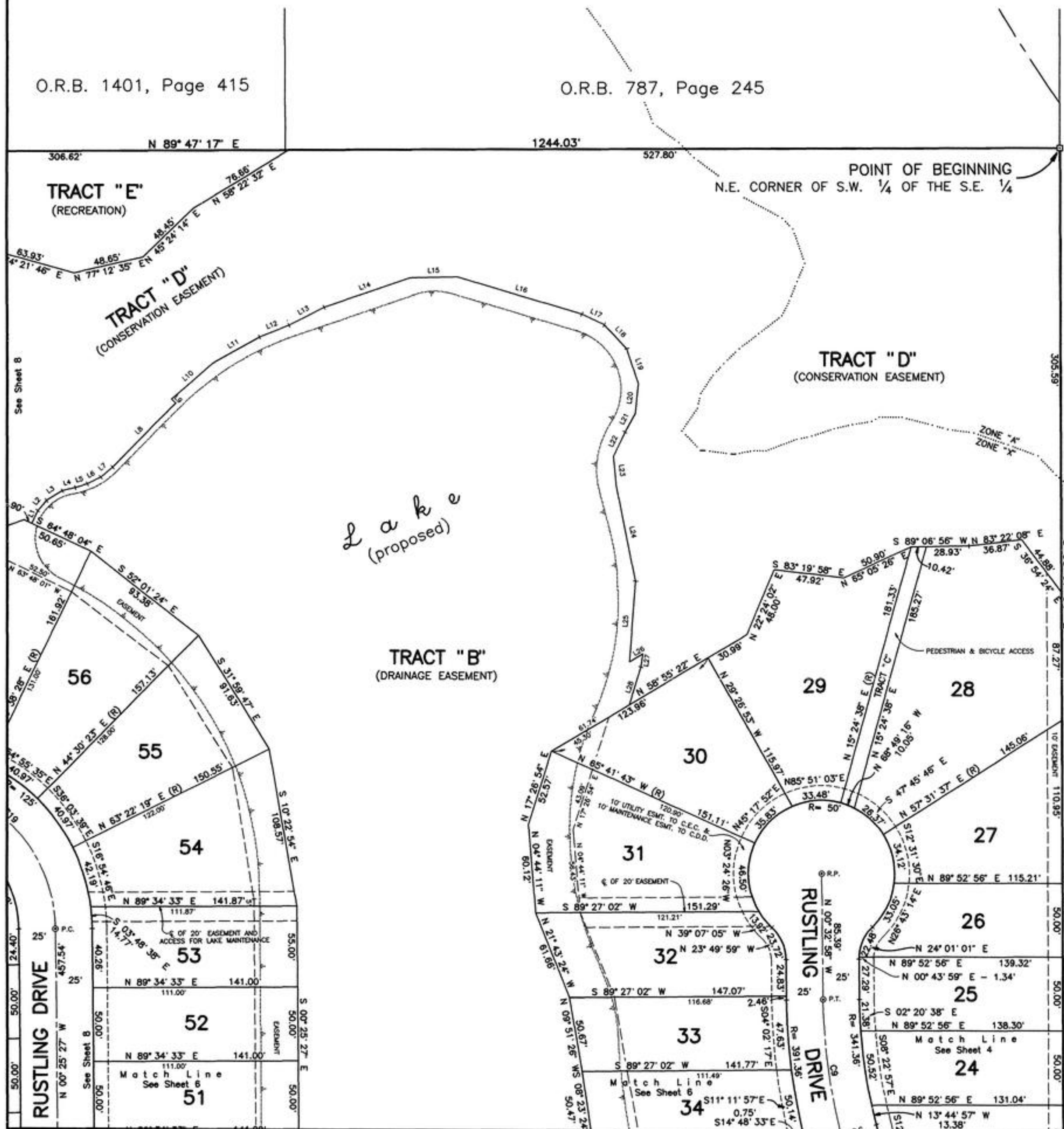
PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 19
SHEET 5 OF 8 SHEETS

"TYPE 1 SUBDIVISION"

O.R.B. 1401, Page 415

O.R.B. 787, Page 245



LINE	DIRECTION	DISTANCE
L1	S 24° 40' 24" W	9.76'
L2	S 40° 08' 16" W	9.20'
L3	S 58° 08' 59" W	12.66'
L4	S 76° 29' 51" W	9.25'
L5	S 73° 08' 53" W	8.66'
L6	S 62° 41' 39" W	10.29'
L7	S 50° 26' 03" W	10.78'
L8	S 44° 34' 01" W	62.07'
L9	S 45° 26' 00" E	4.00'
L10	S 48° 35' 09" W	37.22'
L11	S 60° 27' 44" W	36.82'
L12	S 68° 51' 52" W	22.03'
L13	S 62° 35' 48" W	27.34'
L14	S 71° 00' 29" W	62.43'
L15	S 88° 51' 32" W	33.10'
L16	N 73° 17' 33" W	88.48'
L17	N 64° 03' 45" W	16.69'
L18	N 43° 11' 16" W	22.66'
L19	N 17° 51' 26" W	25.29'
L20	N 05° 42' 46" E	20.50'
L21	N 28° 21' 53" E	14.60'
L22	N 25° 26' 43" E	18.52'
L23	N 05° 44' 52" W	20.50'
L24	N 11° 14' 27" W	66.51'
L25	N 04° 16' 54" E	55.31'
L26	S 58° 48' 28" W	10.64'
L27	N 08° 31' 28" E	9.13'
L28	N 16° 54' 08" E	26.89'

EAST 1/2 OF THE S.E. 1/4

GRAPHIC SCALE



(IN FEET)
1 inch = 50 feet

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	366.36'	91.58'	46.03'	91.34'	S 07° 42' 38" E	14° 19' 21"

Layset: 2
View: SH2
Code: 26538
HidRem: Yes
PS: Yes



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

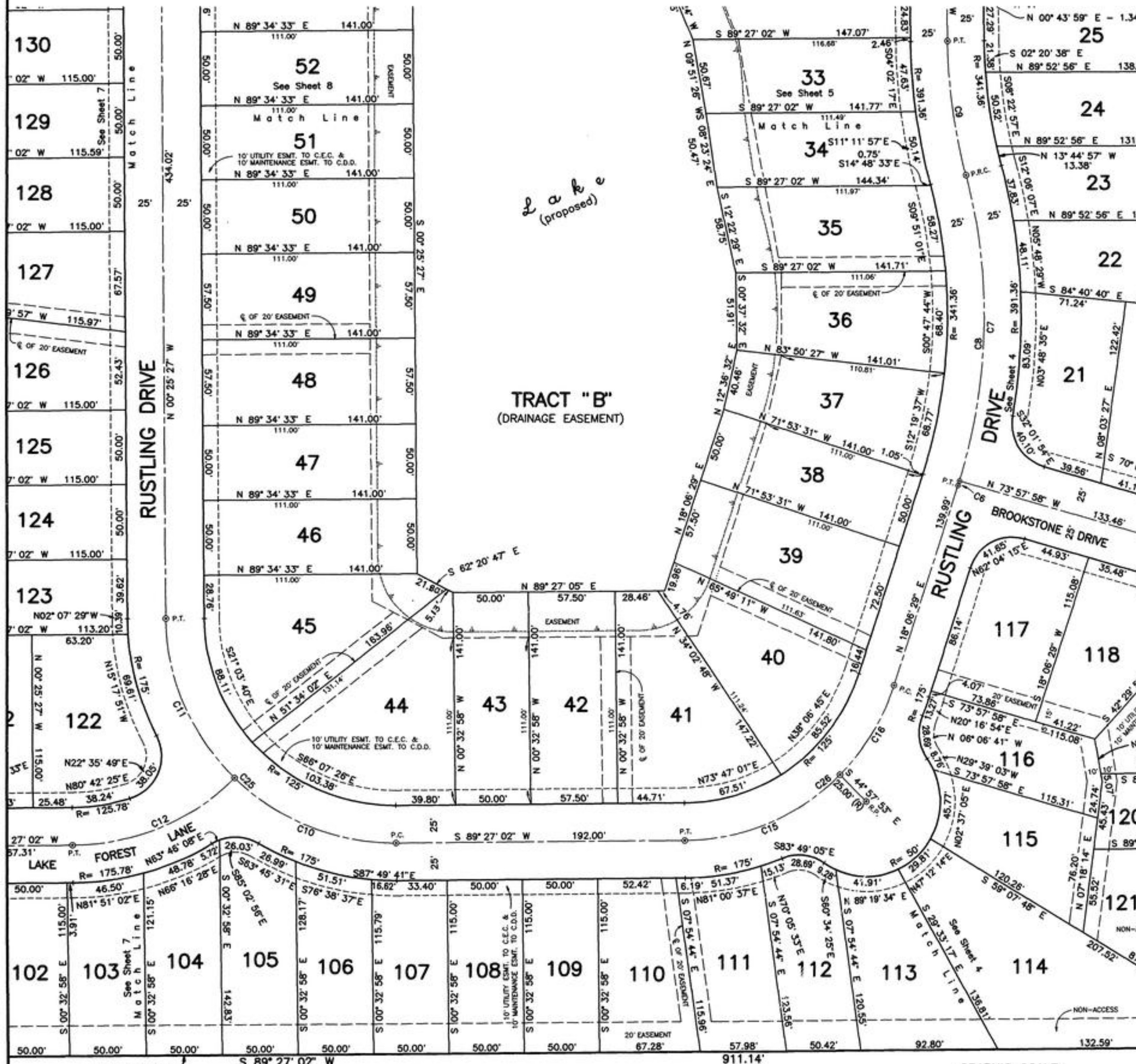
LB# 2933

BROOKSTONE AT EAGLE HARBOR

PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 20
SHEET 6 OF 8 SHEETS

"TYPE 1 SUBDIVISION"



MORTGAGEE'S JOINDER

ORANGE TREE PROPERTIES, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1723, PAGE 1882, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

IN WITNESS WHEREOF, ORANGE TREE PROPERTIES HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS GENERAL PARTNERS.

SIGNED IN THE PRESENCE OF:

WITNESS: JOHN S. ADAMS
PRINT NAME: Kimberly J. Baker
WITNESS: Kimberly J. Baker
PRINT NAME:

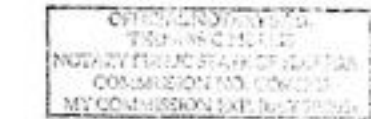
BY ORANGE TREE PROPERTIES
A FLORIDA GENERAL PARTNERSHIP

BY: Gerald R. Agresti
GERALD R. AGRESTI, GENERAL PARTNER

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JULY, 1998, BY GERALD R. AGRESTI, GENERAL PARTNER OF ORANGE TREE PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis (PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: JULY 30, 2001



SIGNED IN THE PRESENCE OF:

WITNESS: JOHN S. ADAMS
PRINT NAME: Kimberly J. Baker
WITNESS: Kimberly J. Baker
PRINT NAME:

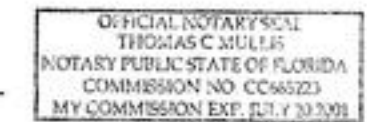
BY ORANGE TREE PROPERTIES
A FLORIDA GENERAL PARTNERSHIP

BY: Raymond L. Johnson
RAYMOND L. JOHNSON, GENERAL PARTNER

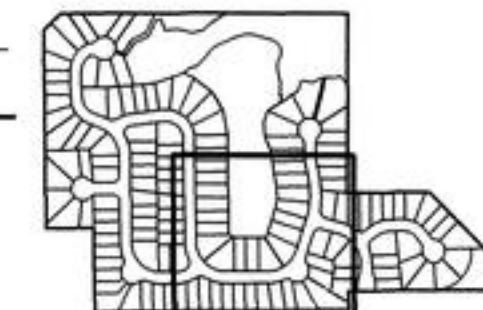
STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JULY, 1998, BY RAYMOND L. JOHNSON, GENERAL PARTNER OF ORANGE TREE PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis (PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: JULY 30, 2001



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	366.36'	3.26'	1.63'	3.26'	N 17° 51' 11" E	00° 30' 37"
C7	366.36'	207.62'	106.68'	204.85'	N 01° 21' 47" E	32° 28' 11"
C8	366.36'	210.88'	108.45'	207.98'	N 01° 37' 05" E	32° 58' 48"
C9	366.36'	91.58'	46.03'	91.34'	S 07° 42' 38" E	14° 19' 21"
C10	150.00'	117.97'	62.23'	114.96'	S 68° 01' 05" E	45° 03' 46"
C11	150.00'	117.97'	62.23'	114.96'	S 22° 57' 20" E	45° 03' 46"
C12	150.78'	118.26'	62.36'	115.25'	N 66° 58' 55" E	44° 56' 14"
C15	150.00'	116.28'	61.24'	113.39'	N 67° 14' 34" E	44° 24' 55"
C16	150.00'	70.50'	35.91'	69.85'	N 31° 34' 18" E	26° 55' 38"
C25	150.00'	235.95'	150.33'	212.36'	S 45° 29' 12" E	90° 07' 31"
C26	150.00'	186.77'	107.67'	174.94'	N 53° 46' 46" E	71° 20' 33"



GRAPHIC SCALE
(IN FEET)
1 inch = 50 feet



Layset: 3
View: SH3
Cadd: 26538
HidRem: Yes
PS: Yes

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

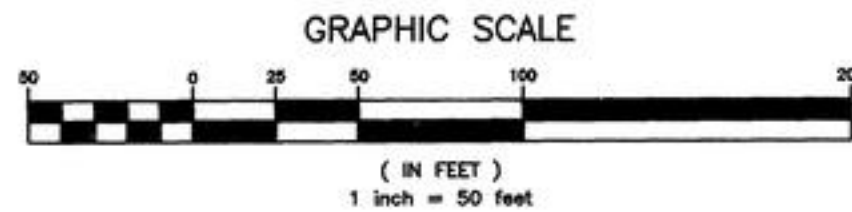
COUNTY ROAD NO. C-220

BROOKSTONE AT EAGLE HARBOR

PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 21
SHEET 7 OF 8 SHEETS

"TYPE 1 SUBDIVISION"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	150.00'	117.97'	62.23'	114.96'	S 68° 01' 05" E	45° 03' 46"
C11	150.00'	117.97'	62.23'	114.96'	S 22° 57' 20" E	45° 03' 46"
C12	150.78'	118.26'	62.36'	115.25'	N 68° 58' 55" E	44° 56' 14"
C13	150.00'	116.21'	61.20'	113.33'	S 68° 21' 17" E	44° 23' 22"
C14	150.00'	119.74'	63.26'	116.58'	S 23° 17' 32" E	45° 44' 10"
C24	150.00'	235.95'	150.33'	212.36'	S 45° 29' 12" E	90° 07' 31"
C25	150.00'	235.95'	150.33'	212.36'	S 45° 29' 12" E	90° 07' 31"
C27	5802.58'	99.78'	49.89'	99.78'	S 88° 01' 40" W	00° 59' 07"
C28	5802.58'	94.21'	47.11'	94.21'	S 88° 59' 08" W	00° 55' 49"

O.R.B. 1323, Page 762

O.R.B. 1173, PAGE 113

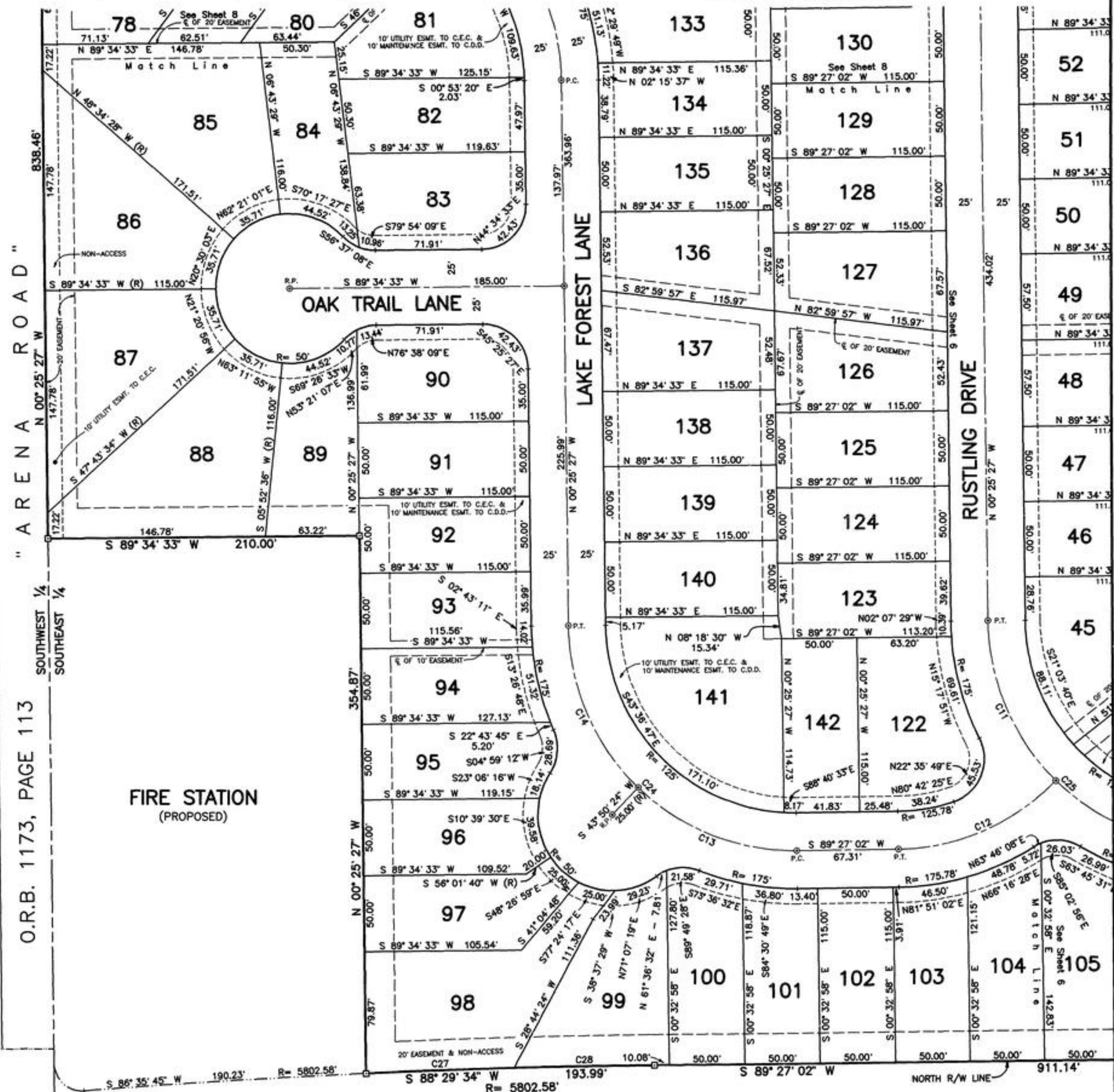
FIRE STATION
(PROPOSED)

Layset: 4
View: SH4
Cadd: 26538
HidRem: Yes
PS: Yes

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1346 HIGHWAY NO. 17
ORANGE PARK, FLORIDA



LB# 2933



BROOKSTONE AT EAGLE HARBOR

PART OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 32 PAGE 22
SHEET 8 OF 8 SHEETS

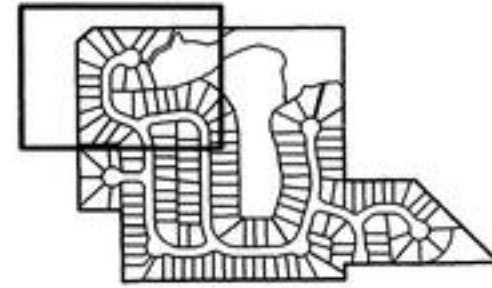
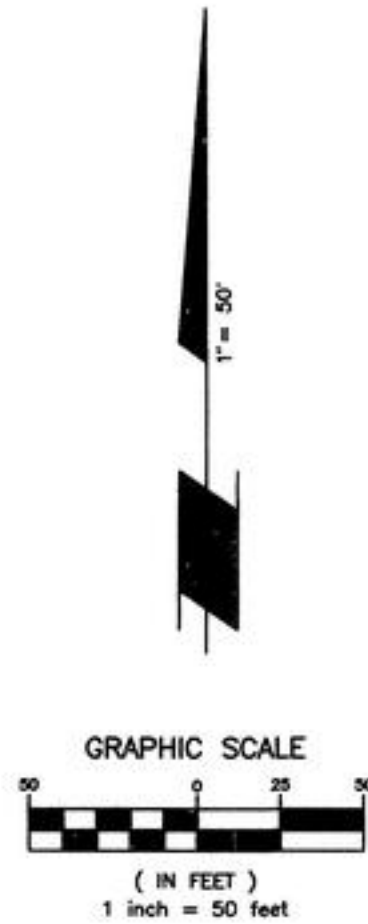
"TYPE 1 SUBDIVISION"

O.R.B. 1173, Page 108

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	150.00'	181.57'	103.78'	170.69'	N 35° 06' 08" W	69° 21' 23"
C18	127.09'	92.16'	48.21'	90.15'	S 62° 03' 48" W	41° 32' 52"
C19	100.00'	168.84'	112.51'	149.49'	N 48° 47' 36" W	96° 44' 18"
C20	100.00'	165.73'	109.05'	147.41'	S 47° 03' 18" W	94° 57' 29"
C21	100.00'	121.05'	69.19'	113.79'	S 35° 06' 08" E	69° 21' 23"
C22	150.00'	55.16'	27.90'	54.85'	N 59° 14' 43" W	21° 04' 13"
C23	150.00'	126.41'	67.23'	122.71'	N 24° 34' 02" W	48° 17' 10"

O.R.B. 831, Page 76

O.R.B. 1401, Page 415



LINE	DIRECTION	DISTANCE
L1	S 24° 40' 24" W	9.76'
L2	S 40° 08' 16" W	9.20'
L3	S 58° 08' 59" W	12.66'
L4	S 76° 29' 51" W	9.25'
L5	S 73° 08' 53" W	8.66'
L6	S 62° 41' 39" W	10.29'
L7	S 50° 26' 03" W	10.78'
L8	S 44° 34' 01" W	62.07'
L9	S 45° 26' 00" E	4.00'
L10	S 48° 35' 09" W	37.22'
L11	S 60° 27' 44" W	38.82'
L12	S 68° 51' 52" W	22.03'
L13	S 62° 35' 48" W	27.34'

Layset: 5
View: SH5
Cadd: 26538
HidRem: Yes
PS: Yes

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



PARCEL "A"
O.R.B. 367, Page 330

