

CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

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

CAPTION

A PARCEL OF LAND SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE ON THE EASTERLY LINE THEREOF RUN SOUTH 06 DEGREES 35 MINUTES 17 SECONDS WEST 2226.47 FEET; THENCE SOUTH 58 DEGREES 27 MINUTES 19 SECONDS WEST 84.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16 DEGREES 25 MINUTES 21 SECONDS EAST 193.23 FEET; THENCE SOUTH 33 DEGREES 45 MINUTES 58 SECONDS EAST 340.94 FEET; THENCE SOUTH 54 DEGREES 42 MINUTES 40 SECONDS EAST 185.05 FEET; THENCE SOUTH 67 DEGREES 16 MINUTES 06 SECONDS EAST 228.58 FEET; THENCE NORTH 69 DEGREES 52 MINUTES 09 SECONDS EAST 240.91 FEET; THENCE NORTH 36 DEGREES 42 MINUTES 56 SECONDS EAST 262.89 FEET; THENCE NORTH 45 DEGREES 19 MINUTES 05 SECONDS EAST 55.13 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 484.00 FEET, RUN A CHORD DISTANCE OF 193.31 FEET, THE BEARING OF SAID CHORD BEING SOUTH 04 DEGREES 57 MINUTES 48 SECONDS EAST; THENCE SOUTH 12 DEGREES 58 MINUTES 05 SECONDS WEST 19.88 FEET; THENCE SOUTH 28 DEGREES 48 MINUTES 38 SECONDS EAST 68.51 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 07 SECONDS EAST 82.71 FEET; THENCE SOUTH 40 DEGREES 40 MINUTES 59 SECONDS EAST 124.46 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN 20 ACRE PARK AS DESCRIBED IN OFFICIAL RECORDS BOOK 1323, PAGE 486, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON LAST SAID LINE SOUTH 35 DEGREES 58 MINUTES 44 SECONDS EAST 226.36 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 50 SECONDS EAST 54.13 FEET; THENCE SOUTH 10 DEGREES 55 MINUTES 03 SECONDS WEST 39.05 FEET; THENCE SOUTH 20 DEGREES 50 MINUTES 31 SECONDS EAST 12.65 FEET; THENCE SOUTH 01 DEGREE 23 MINUTES 02 SECONDS EAST 56.01 FEET; THENCE SOUTH 09 DEGREES 05 MINUTES 23 SECONDS WEST 60.21 FEET; THENCE SOUTH 01 DEGREE 04 MINUTES 57 SECONDS WEST 82.15 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST 68.07 FEET; THENCE SOUTH 07 DEGREES 29 MINUTES 11 SECONDS WEST 48.57 FEET; THENCE SOUTH 22 DEGREES 02 MINUTES 59 SECONDS WEST 110.41 FEET; THENCE SOUTH 21 DEGREES 18 MINUTES 16 SECONDS WEST 45.15 FEET; THENCE SOUTH 71 DEGREES 41 MINUTES 02 SECONDS WEST 52.52 FEET; THENCE SOUTH 49 DEGREES 37 MINUTES 19 SECONDS WEST 56.67 FEET; THENCE SOUTH 39 DEGREES 01 MINUTE 01 SECOND WEST 67.14 FEET; THENCE SOUTH 41 DEGREES 00 MINUTES 39 SECONDS WEST 42.32 FEET; THENCE SOUTH 33 DEGREES 49 MINUTES 32 SECONDS WEST 54.01 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 51 SECONDS WEST 56.23 FEET; THENCE SOUTH 33 DEGREES 24 MINUTES 38 SECONDS WEST 49.97 FEET; THENCE NORTH 55 DEGREES 47 MINUTES 51 SECONDS WEST 38.64 FEET; THENCE SOUTH 49 DEGREES 04 MINUTES 28 SECONDS WEST 56.24 FEET; THENCE SOUTH 09 DEGREES 39 MINUTES 43 SECONDS WEST 37.68 FEET; THENCE SOUTH 11 DEGREES 14 MINUTES 40 SECONDS WEST 46.39 FEET; THENCE SOUTH 52 DEGREES 40 MINUTES 32 SECONDS EAST 37.04 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 05 SECONDS EAST 21.97 FEET; THENCE SOUTH 04 DEGREES 14 MINUTES 53 SECONDS WEST 34.27 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 48 SECONDS WEST 35.35 FEET; THENCE SOUTH 07 DEGREES 30 MINUTES 24 SECONDS WEST 29.74 FEET; THENCE SOUTH 19 DEGREES 17 MINUTES 14 SECONDS WEST 27.60 FEET; THENCE SOUTH 17 DEGREES 41 MINUTES 35 SECONDS WEST 25.49 FEET; THENCE SOUTH 55 DEGREES 36 MINUTES 57 SECONDS WEST 24.56 FEET; THENCE SOUTH 18 DEGREES 51 MINUTES 03 SECONDS WEST 41.83 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 10 SECONDS WEST 30.31 FEET; THENCE SOUTH 26 DEGREES 21 MINUTES 32 SECONDS WEST 20.52 FEET; THENCE SOUTH 18 DEGREES 47 MINUTES 54 SECONDS WEST 23.81 FEET; THENCE SOUTH 26 DEGREES 32 MINUTES 40 SECONDS WEST 32.51 FEET; THENCE SOUTH 51 DEGREES 49 MINUTES 20 SECONDS WEST 45.35 FEET; THENCE SOUTH 42 DEGREES 53 MINUTES 20 SECONDS WEST 45.72 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES 31 SECONDS WEST 51.63 FEET; THENCE SOUTH 04 DEGREES 38 MINUTES 50 SECONDS WEST 18.01 FEET; THENCE SOUTH 60 DEGREES 22 MINUTES 57 SECONDS WEST 21.90 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 45 SECONDS WEST 26.18 FEET; THENCE SOUTH 83 DEGREES 19 MINUTES 48 SECONDS WEST 38.09 FEET; THENCE SOUTH 71 DEGREES 05 MINUTES 59 SECONDS WEST 35.99 FEET; THENCE NORTH 78 DEGREES 04 MINUTES 30 SECONDS WEST 39.43 FEET; THENCE SOUTH 54 DEGREES 30 MINUTES 15 SECONDS WEST 58.92 FEET; THENCE SOUTH 28 DEGREES 26 MINUTES 38 SECONDS WEST 13.85 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 44 SECONDS WEST 27.53 FEET; THENCE NORTH 65 DEGREES 41 MINUTES 24 SECONDS WEST 40.52 FEET; THENCE NORTH 55 DEGREES 49 MINUTES 38 SECONDS WEST 49.74 FEET; THENCE NORTH 72 DEGREES 21 MINUTES 35 SECONDS WEST 30.36 FEET; THENCE NORTH 51 DEGREES 16 MINUTES 39 SECONDS WEST 35.24 FEET; THENCE NORTH 48 DEGREES 08 MINUTES 56 SECONDS WEST 44.86 FEET; THENCE NORTH 44 DEGREES 41 MINUTES 09 SECONDS WEST 35.39 FEET; THENCE NORTH 58 DEGREES 24 MINUTES 00 SECONDS WEST 31.40 FEET; THENCE NORTH 27 DEGREES 42 MINUTES 34 SECONDS WEST 25.29 FEET; THENCE NORTH 04 DEGREES 25 MINUTES 41 SECONDS EAST 46.99 FEET; THENCE NORTH 23 DEGREES 19 MINUTES 50 SECONDS WEST 42.23 FEET; THENCE NORTH 04 DEGREES 15 MINUTES 41 SECONDS WEST 38.85 FEET; THENCE NORTH 25 DEGREES 37 MINUTES 18 SECONDS WEST 52.42 FEET; THENCE NORTH 10 DEGREES 54 MINUTES 05 SECONDS EAST 43.40 FEET; THENCE NORTH 14 DEGREES 39 MINUTES 45 SECONDS EAST 38.56 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 31 SECONDS EAST 39.89 FEET; THENCE NORTH 08 DEGREES 44 MINUTES 09 SECONDS EAST 17.95 FEET; THENCE NORTH 53 DEGREES 49 MINUTES 20 SECONDS EAST 33.75 FEET; THENCE NORTH 08 DEGREES 14 MINUTES 18 SECONDS EAST 32.05 FEET; THENCE NORTH 22 DEGREES 48 MINUTES 43 SECONDS EAST 31.72 FEET; THENCE NORTH 20 DEGREES 13 MINUTES 09 SECONDS WEST 46.13 FEET; THENCE NORTH 20 DEGREES 50 MINUTES 11 SECONDS WEST 63.38 FEET; THENCE NORTH 08 DEGREES 43 MINUTES 49 SECONDS EAST 28.45 FEET; THENCE NORTH 24 DEGREES 14 MINUTES 01 SECOND WEST 41.15 FEET; THENCE NORTH 07 DEGREES 18 MINUTES 21 SECONDS WEST 31.89 FEET; THENCE NORTH 03 DEGREES 39 MINUTES 50 SECONDS EAST 45.30 FEET; THENCE NORTH 19 DEGREES 30 MINUTES 20 SECONDS WEST 56.28 FEET; THENCE NORTH 58 DEGREES 55 MINUTES 43 SECONDS WEST 18.09 FEET; THENCE NORTH 20 DEGREES 45 MINUTES 59 SECONDS EAST 44.99 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 11 SECONDS EAST 62.96 FEET; THENCE NORTH 10 DEGREES 03 MINUTES 36 SECONDS WEST 73.46 FEET; THENCE NORTH 41 DEGREES 28 MINUTES 30 SECONDS WEST 61.82 FEET; THENCE NORTH 04 DEGREES 48 MINUTES 32 SECONDS WEST 41.85 FEET; THENCE NORTH 22 DEGREES 30 MINUTES 08 SECONDS EAST 37.82 FEET; THENCE NORTH 24

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CAPTION (CONTINUED)

DEGREES 20 MINUTES 34 SECONDS EAST 34.60 FEET; THENCE NORTH 03 DEGREES 13 MINUTES 15 SECONDS EAST 59.07 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 24 SECONDS EAST 44.27 FEET; THENCE NORTH 18 DEGREES 49 MINUTES 29 SECONDS EAST 42.00 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 59 SECONDS WEST 36.40 FEET; THENCE NORTH 14 DEGREES 38 MINUTES 24 SECONDS EAST 41.11 FEET; THENCE NORTH 25 DEGREES 57 MINUTES 00 SECONDS EAST 32.25 FEET; THENCE NORTH 28 DEGREES 54 MINUTES 05 SECONDS WEST 14.87 FEET; THENCE NORTH 03 DEGREES 28 MINUTES 02 SECONDS EAST 46.71 FEET; THENCE SOUTH 35 DEGREES 48 MINUTES 56 SECONDS WEST 84.12 FEET; THENCE SOUTH 04 DEGREES 26 MINUTES 38 SECONDS WEST 45.41 FEET; THENCE SOUTH 12 DEGREES 59 MINUTES 55 SECONDS WEST 40.17 FEET; THENCE NORTH 61 DEGREES 24 MINUTES 38 SECONDS WEST 42.83 FEET; THENCE NORTH 31 DEGREES 10 MINUTES 09 SECONDS WEST 71.05 FEET; THENCE NORTH 38 DEGREES 56 MINUTES 26 SECONDS WEST 49.83 FEET; THENCE NORTH 62 DEGREES 18 MINUTES 57 SECONDS WEST 31.52 FEET; THENCE NORTH 28 DEGREES 57 MINUTES 07 SECONDS WEST 65.90 FEET; THENCE NORTH 35 DEGREES 16 MINUTES 53 SECONDS WEST 48.82 FEET; THENCE NORTH 31 DEGREES 01 MINUTE 07 SECONDS WEST 51.63 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 23 SECONDS EAST 51.86 FEET; THENCE NORTH 34 DEGREES 09 MINUTES 55 SECONDS WEST 40.03 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 59 SECONDS WEST 58.73 FEET; THENCE SOUTH 12 DEGREES 12 MINUTES 39 SECONDS EAST 53.67 FEET; THENCE SOUTH 21 DEGREES 44 MINUTES 34 SECONDS WEST 28.84 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 23 SECONDS EAST 78.83 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 15 SECONDS EAST 51.29 FEET; THENCE SOUTH 47 DEGREES 04 MINUTES 51 SECONDS EAST 39.14 FEET; THENCE SOUTH 34 DEGREES 03 MINUTES 45 SECONDS EAST 57.78 FEET; THENCE SOUTH 44 DEGREES 39 MINUTES 38 SECONDS EAST 55.01 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 23 SECONDS EAST 42.83 FEET; THENCE SOUTH 42 DEGREES 58 MINUTES 58 SECONDS EAST 36.92 FEET; THENCE SOUTH 36 DEGREES 05 MINUTES 59 SECONDS EAST 41.48 FEET; THENCE SOUTH 34 DEGREES 08 MINUTES 11 SECONDS EAST 54.51 FEET; THENCE SOUTH 84 DEGREES 03 MINUTES 27 SECONDS EAST 14.06 FEET; THENCE SOUTH 15 DEGREES 57 MINUTES 27 SECONDS WEST 27.59 FEET; THENCE SOUTH 45 DEGREES 08 MINUTES 59 SECONDS WEST 24.08 FEET; THENCE SOUTH 28 DEGREES 28 MINUTES 16 SECONDS WEST 25.71 FEET; THENCE NORTH 55 DEGREES 31 MINUTES 12 SECONDS WEST 30.28 FEET; THENCE NORTH 82 DEGREES 05 MINUTES 06 SECONDS WEST 52.10 FEET; THENCE SOUTH 63 DEGREES 57 MINUTES 00 SECONDS WEST 49.33 FEET; THENCE SOUTH 43 DEGREES 13 MINUTES 58 SECONDS WEST 52.09 FEET; THENCE SOUTH 18 DEGREES 01 MINUTE 39 SECONDS EAST 58.90 FEET; THENCE SOUTH 72 DEGREES 15 MINUTES 05 SECONDS EAST 65.87 FEET; THENCE SOUTH 23 DEGREES 04 MINUTES 20 SECONDS WEST 50.51 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 46 SECONDS WEST 26.51 FEET; THENCE SOUTH 64 DEGREES 01 MINUTE 45 SECONDS WEST 41.14 FEET; THENCE SOUTH 12 DEGREES 31 MINUTES 43 SECONDS WEST 43.02 FEET; THENCE SOUTH 64 DEGREES 19 MINUTES 19 SECONDS WEST 32.73 FEET; THENCE SOUTH 03 DEGREES 38 MINUTES 19 SECONDS WEST 54.55 FEET; THENCE SOUTH 18 DEGREES 01 MINUTE 39 SECONDS EAST 29.93 FEET; THENCE SOUTH 28 DEGREES 04 MINUTES 28 SECONDS WEST 22.61 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 59 SECONDS WEST 38.47 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 46 SECONDS WEST 54.74 FEET; THENCE SOUTH 37 DEGREES 44 MINUTES 07 SECONDS EAST 32.48 FEET; THENCE SOUTH 01 DEGREE 14 MINUTES 41 SECONDS EAST 24.09 FEET; THENCE SOUTH 14 DEGREES 29 MINUTES 16 SECONDS EAST 38.76 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN WILDLIFE CORRIDOR AS DESCRIBED IN OFFICIAL RECORDS BOOK 1323, PAGE 492, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE NORTH 45 DEGREES 28 MINUTES 18 SECONDS WEST 1145.58 FEET; THENCE NORTH 59 DEGREES 31 MINUTES 07 SECONDS EAST 16.25 FEET; THENCE NORTH 07 DEGREES 45 MINUTES 22 SECONDS EAST 68.44 FEET; THENCE NORTH 76 DEGREES 15 MINUTES 27 SECONDS WEST 45.91 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 53 SECONDS WEST 61.72 FEET; THENCE NORTH 53 DEGREES 29 MINUTES 48 SECONDS WEST 52.00 FEET; THENCE NORTH 58 DEGREES 18 MINUTES 22 SECONDS WEST 64.51 FEET; THENCE NORTH 29 DEGREES 28 MINUTES 33 SECONDS WEST 42.56 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 45 SECONDS WEST 59.85 FEET; THENCE NORTH 09 DEGREES 15 MINUTES 36 SECONDS WEST 71.52 FEET; THENCE NORTH 21 DEGREES 44 MINUTES 20 SECONDS EAST 70.52 FEET; THENCE NORTH 75 DEGREES 10 MINUTES 14 SECONDS EAST 12.46 FEET; THENCE NORTH 22 DEGREES 16 MINUTES 01 SECOND WEST 48.20 FEET; THENCE NORTH 30 DEGREES 52 MINUTES 03 SECONDS WEST 33.94 FEET; THENCE NORTH 10 DEGREES 19 MINUTES 52 SECONDS EAST 39.09 FEET; THENCE NORTH 32 DEGREES 43 MINUTES 15 SECONDS WEST 57.84 FEET; THENCE NORTH 06 DEGREES 18 MINUTES 32 SECONDS WEST 59.72 FEET; THENCE NORTH 21 DEGREES 45 MINUTES 35 SECONDS WEST 52.90 FEET; THENCE NORTH 29 DEGREES 21 MINUTES 16 SECONDS WEST 37.34 FEET; THENCE NORTH 04 DEGREES 51 MINUTES 55 SECONDS WEST 60.46 FEET; THENCE NORTH 02 DEGREES 39 MINUTES 36 SECONDS WEST 55.11 FEET; THENCE NORTH 28 DEGREES 53 MINUTES 10 SECONDS EAST 20.00 FEET; THENCE NORTH 47 DEGREES 50 MINUTES 57 SECONDS EAST 34.47 FEET; THENCE SOUTH 87 DEGREES 08 MINUTES 52 SECONDS EAST 58.13 FEET; THENCE NORTH 41 DEGREES 40 MINUTES 43 SECONDS EAST 62.25 FEET; THENCE NORTH 20 DEGREES 31 MINUTES 02 SECONDS EAST 83.89 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 26 SECONDS WEST 120.18 FEET; THENCE NORTH 86 DEGREES 24 MINUTES 37 SECONDS WEST 50.42 FEET; THENCE SOUTH 71 DEGREES 47 MINUTES 18 SECONDS WEST 38.86 FEET; THENCE NORTH 63 DEGREES 11 MINUTES 40 SECONDS WEST 18.31 FEET; THENCE NORTH 38 DEGREES 48 MINUTES 15 SECONDS WEST 54.49 FEET; THENCE NORTH 29 DEGREES 52 MINUTES 12 SECONDS WEST 51.04 FEET; THENCE NORTH 15 DEGREES 10 MINUTES 29 SECONDS WEST 65.98 FEET; THENCE NORTH 02 DEGREES 21 MINUTES 26 SECONDS WEST 67.31 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST 55.78 FEET; THENCE NORTH 01 DEGREE 11 MINUTES 05 SECONDS WEST 53.27 FEET; THENCE NORTH 26 DEGREES 50 MINUTES 53 SECONDS EAST 41.88 FEET; THENCE NORTH 36 DEGREES 11 MINUTES 43 SECONDS EAST 78.42 FEET; THENCE NORTH 44 DEGREES 06 MINUTES 06 SECONDS EAST 44.95 FEET; THENCE NORTH 66 DEGREES 38 MINUTES 44 SECONDS EAST 39.14 FEET; THENCE SOUTH 84 DEGREES 47 MINUTES 43 SECONDS EAST 25.20 FEET; THENCE SOUTH 75 DEGREES 29 MINUTES 38 SECONDS EAST 48.30 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES 46 SECONDS EAST 61.24 FEET; THENCE SOUTH 85 DEGREES 37 MINUTES 17 SECONDS EAST 54.51 FEET; THENCE SOUTH 60 DEGREES 16 MINUTES 38 SECONDS EAST 72.64 FEET; THENCE SOUTH 64 DEGREES 16 MINUTES 42 SECONDS EAST 215.72 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 412.00 FEET, RUN A CHORD DISTANCE OF 87.67 FEET, THE

(CONTINUED)

Total number of lots = 89
Total number of tracts = 8

74.153 acres ±
CURRENT ZONING: P.U.D.

CAPTION (CONTINUED)

BEARING OF SAID CHORD BEING SOUTH 10 DEGREES 57 MINUTES 25 SECONDS EAST; THENCE SOUTH 04 DEGREES 50 MINUTES 57 SECONDS EAST 122.20 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 362.00 FEET, RUN A CHORD DISTANCE OF 75.94 FEET, THE BEARING OF SAID CHORD BEING SOUTH 01 DEGREE 10 MINUTES 18 SECONDS WEST; THENCE SOUTH 79 DEGREES 09 MINUTES 21 SECONDS EAST 213.28 FEET; THENCE NORTH 85 DEGREES 39 MINUTES 30 SECONDS EAST 107.65 FEET; THENCE SOUTH 24 DEGREES 20 MINUTES 30 SECONDS EAST 82.09 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 39.68 FEET, THE BEARING OF SAID CHORD BEING SOUTH 17 DEGREES 03 MINUTES 25 SECONDS WEST; THENCE SOUTH 31 DEGREES 32 MINUTES 41 SECONDS EAST 80.00 FEET; THENCE NORTH 58 DEGREES 27 MINUTES 19 SECONDS EAST 9.38 FEET; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 41.60 FEET, THE BEARING OF SAID CHORD BEING SOUTH 77 DEGREES 39 MINUTES 19 SECONDS EAST; THENCE NORTH 56 DEGREES 14 MINUTES 02 SECONDS EAST 50.00 FEET; THENCE NORTH 33 DEGREES 45 MINUTES 58 SECONDS WEST 10.74 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 43.24 FEET, THE BEARING OF SAID CHORD BEING NORTH 12 DEGREES 20 MINUTES 41 SECONDS EAST; THENCE NORTH 58 DEGREES 27 MINUTES 19 SECONDS EAST 229.61 FEET TO THE POINT OF BEGINNING, BEING 74.153 ACRES, MORE OR LESS, IN AREA.



LSA 2933

CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

NOTES REGARDING UTILITY EASEMENTS:

- 1) WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. A 10 FOOT WIDE PERPETUAL EASEMENT FOR UTILITY SERVICES OVER, UNDER, UPON, AND ACROSS ALL LANDS LYING ADJACENT TO, PARALLEL WITH, AND OUTSIDE OF THE AREAS SHOWN ON THE PLAT AS ROADS, STREETS, OR OTHER RIGHTS-OF-WAY.
- 2) WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, CLAY ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- 3) WHERE A THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY ELECTRIC COOPERATIVE, INC. SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT'S FACILITIES.
- 4) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.D.D. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), ITS SUCCESSORS AND ASSIGNS.
- 5) ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEM 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 LAKES 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, ROADS AND LANES; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES 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 THE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;
- (2) TRACTS A, B, C, D, AND E SHOWN ON THIS PLAT, DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT), ARE ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION LAKE AND FILTRATION SYSTEM. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEM IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACTS ARE 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 SYSTEM 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 LAKES AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO EFFECT 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 LAKES 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 CYPRESS CREEK AT EAGLE HARBOR. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, SHALL BE BOUND BY AND 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:

Michelle L. Lovell
WITNESS
Collette J. Beall
PRINT NAME
Marie Ann
WITNESS
Thomas E. Green
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION A JOINT VENTURE
BY: *Leonard H. Ronnie, Jr.*
LEONARD H. RONNIE, JR., PRESIDENT
THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH, 2003, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Johanna Curry
PRINT NAME
JOHANNA CURRY
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO. 2268206
MY COMMISSION EXPIRES: OCT. 6, 2005

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 6, 2005

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

SIGNED IN THE PRESENCE OF:

Linda Hadden
WITNESS
LINDA HADDEN
PRINT NAME
Donald E. Kolar
WITNESS
DONALD E. KOLAR
PRINT NAME

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

BY: *Roger S. Arrowsmith*
ROGER S. ARROWSMITH, PRESIDENT
ROGER S. ARROWSMITH IS THE 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.

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS FILED FOR RECORD IN PLAT BOOK 42 PAGES 1 thru 14 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 23rd DAY OF September, 2003.

James B. Jett
CLERK OF CIRCUIT COURT
JAMES B. JETT

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 11th DAY OF Sept., 2003, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

Robert M. Wilson
CLERK OF BOARD
ROBERT M. WILSON
Larry Lancaster
CHAIRMAN
LARRY LANCASTER

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 4th DAY OF Sept., 2003

Thad Crowe
THAD CROWE
DIRECTOR, DEPARTMENT OF PLANNING

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 CYPRESS CREEK 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, ROADS, LANES, EASEMENTS FOR DRAINAGE, AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES 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 ACCESS FOR LAKE MAINTENANCE SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR ACCESS FOR LAKE MAINTENANCE.

(TRACTS)

TRACTS A, B, C, D AND E (LAKES AND FILTRATION SYSTEM), TRACT "F" (LIFT STATION), TRACT G (SIGNAGE) AND TRACT H (AMENITY CENTER) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

(CONTINUED)

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 24 DAY OF APRIL, 2003.

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

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MARCH, 2003, BY ROGER S. ARROWSMITH, 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. DD 031074
MY COMMISSION EXPIRES: JULY 20, 2005

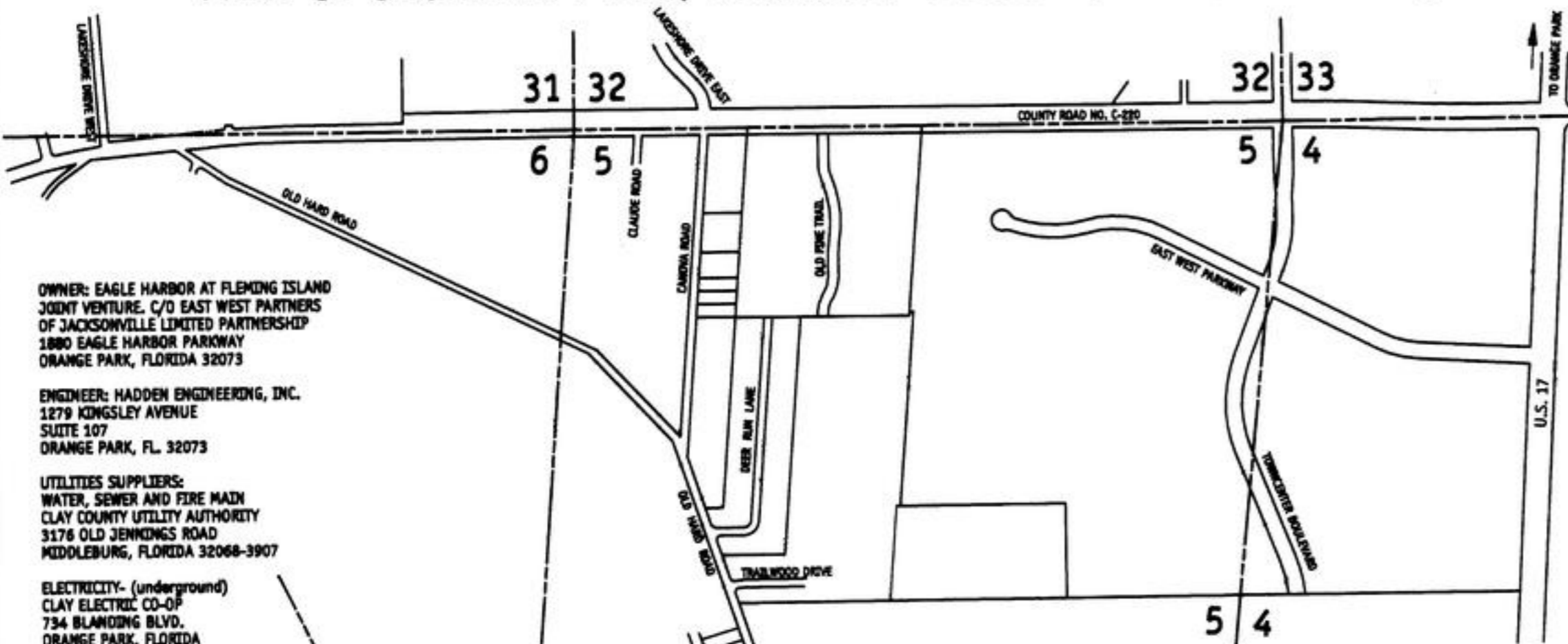
Thomas C. Mullis
Commission # DD 031074
Expires July 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.



LOB 2933

CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

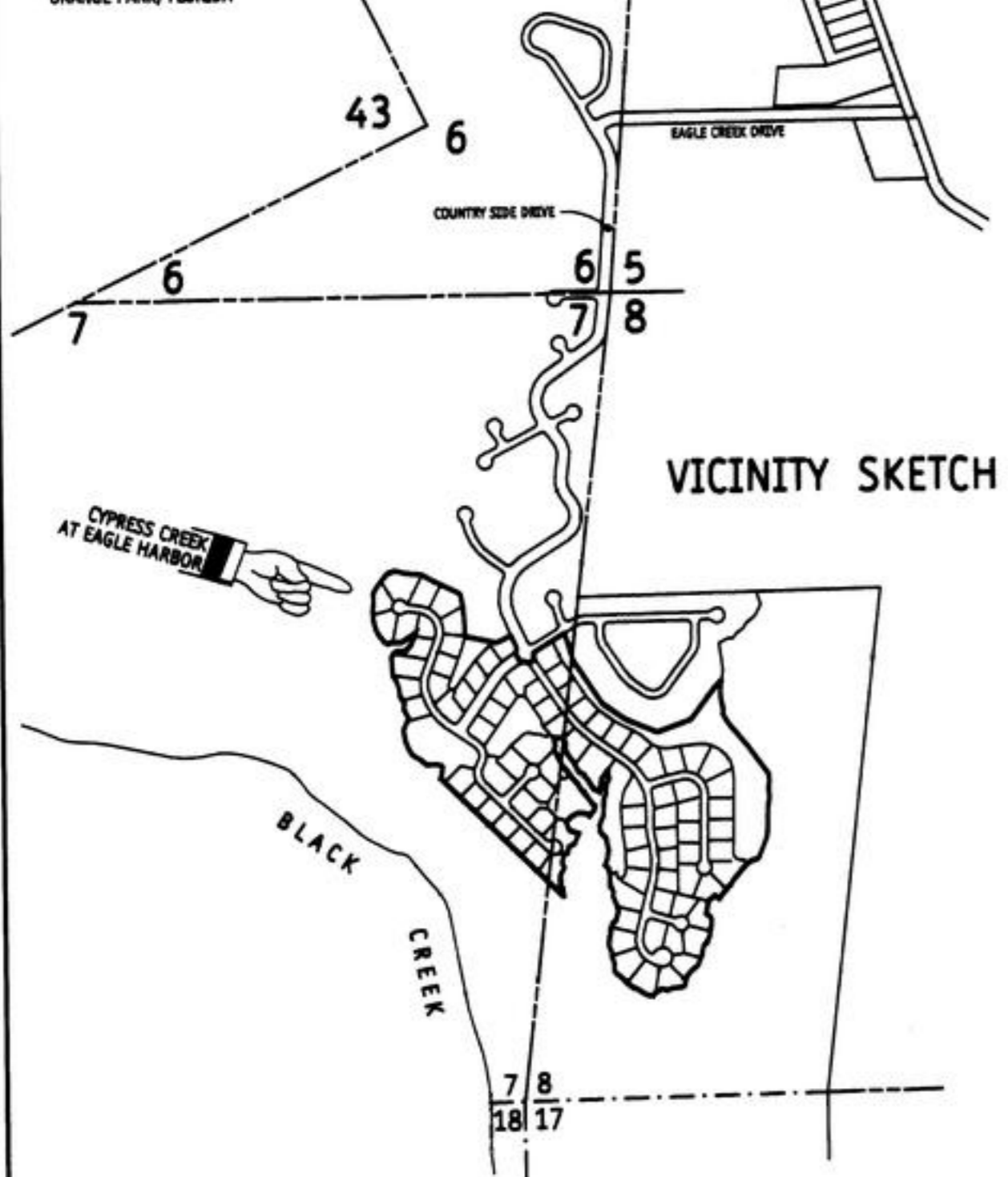


OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, C/O EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP
1880 EAGLE HARBOR PARKWAY
ORANGE PARK, FLORIDA 32073

ENGINEER: HADDEN ENGINEERING, INC.
1279 KINGSLEY AVENUE
SUITE 107
ORANGE PARK, FL. 32073

UTILITIES SUPPLIERS:
WATER, SEWER AND FIRE MAIN
CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENKINGS ROAD
MIDDLEBURG, FLORIDA 32068-3907

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



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, FLORIDA STATUTES, 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 17th DAY OF MARCH, 2003.



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

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 EXECUTED ON ITS OWN BEHALF BY ITS JOINT VENTURERS.

SIGNED IN THE PRESENCE OF:
Robert J. South
WITNESS
Cole H. S. Belsell
PRINT NAME
Thomas Hadden
WITNESS
Thomas Hadden
PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE
BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER
BY:
Leonard H. Ronnie, Jr.
LEONARD H. RONNIE, JR., PRESIDENT
THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH, 2003, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Johanna Curry
PRINT NAME
JOHANNA CURRY
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO. 2265206
MY COMMISSION EXPIRES: Oct 5, 2005

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 2nd DAY OF Sept, 2003

Cheryl Miller
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 27th DAY OF August, 2003

Chuck Iley
CHUCK ILEY, P.E.
DIRECTOR, DEPARTMENT OF ENGINEERING

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, F, G & H 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 19th DAY OF March, 2003.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
John F. Conroy
WITNESS
Jack Healan
WITNESS
Richard E. Kone
WITNESS
JOHN F. CONROY, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2003, BY JOHN F. CONROY, 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.

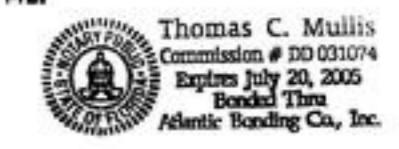
Linda K. Hadden
PRINT NAME
LINDA K. HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD03152
MY COMMISSION EXPIRES: June 23, 2005



STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2003, BY ROGER S. ARROWSMITH, 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. DD 031074
MY COMMISSION EXPIRES: JULY 20, 2005



SIGNED IN THE PRESENCE OF:
Linda Hadden
WITNESS
LINDA HADDEN
PRINT NAME
Richard E. Kone
WITNESS
RICHARD E. KONE
PRINT NAME

COMMUNITY DEVELOPMENT DISTRICT THE CROSSINGS AT FLEMING ISLAND
BY:
John F. Conroy
JOHN F. CONROY, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

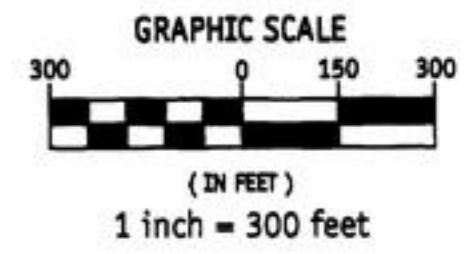
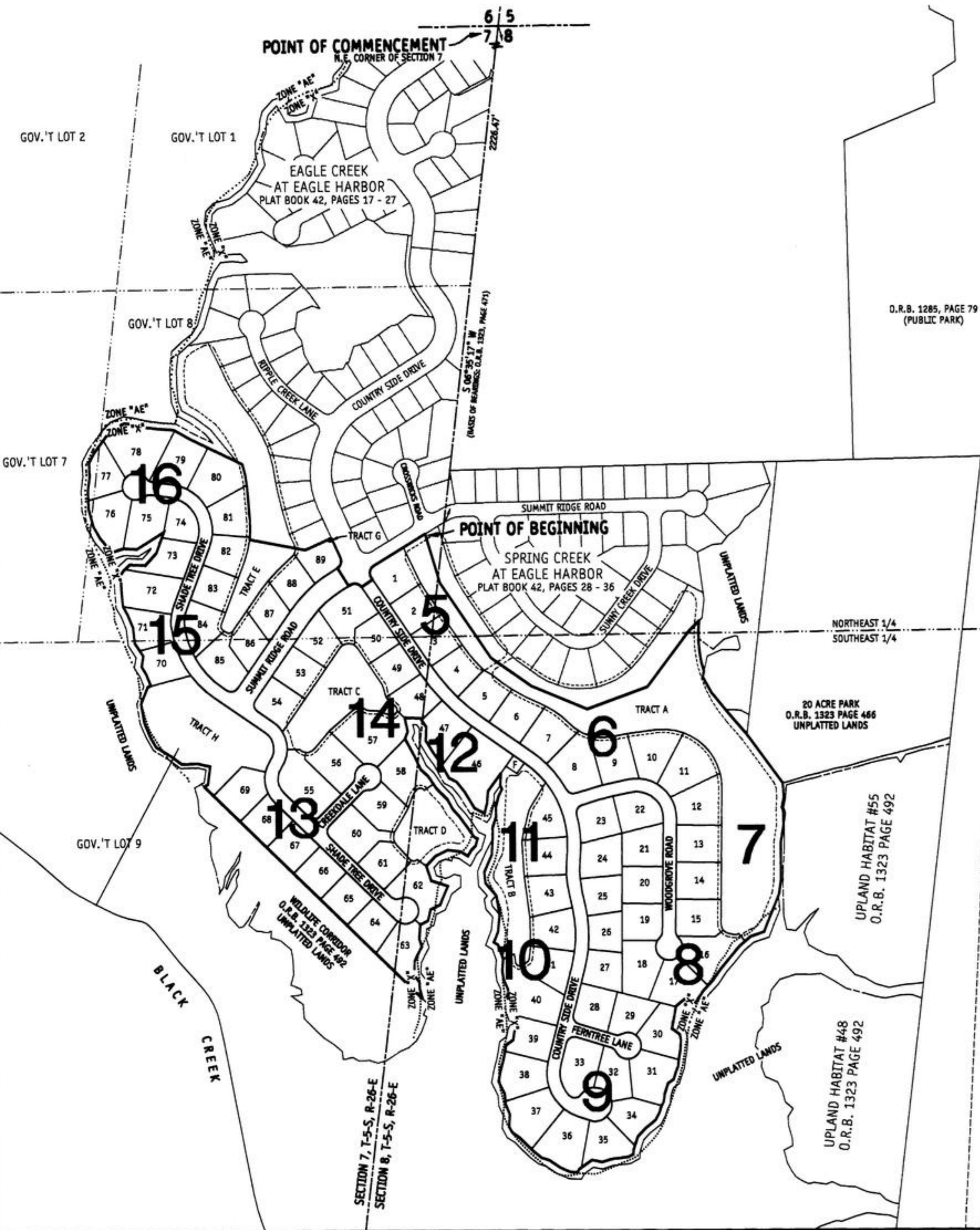
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2003, BY JOHN F. CONROY, CHAIRMAN, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED 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. Hadden
PRINT NAME
LINDA K. HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD03152
MY COMMISSION EXPIRES: June 23, 2005



CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



- 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.I.= ANGLE POINT IN LINE
 - ESMT.= EASEMENT
 - C.E.C.= CLAY ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT
 - C.D.D.= THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
 - C/L = CENTERLINE
 - P.B.= PLAT BOOK
 - T-4-S = TOWNSHIP 4 SOUTH
 - R-26-E = RANGE 26 EAST
 - O.R.B.= OFFICIAL RECORDS BOOK
 - GOV.'T= GOVERNMENT



5 = Sheet Number

PROPOSED PAVEMENT = 20' & 24'

TRACT AREAS	
TRACT "A"	= 7.6125 Acres ±
TRACT "B"	= 2.1194 Acres ±
TRACT "C"	= 1.7944 Acres ±
TRACT "D"	= 1.2921 Acres ±
TRACT "E"	= 0.8533 Acres ±
TRACT "F"	= 0.0574 Acres ±
TRACT "G"	= 0.0034 Acres ±
TRACT "H"	= 2.7940 Acres ±

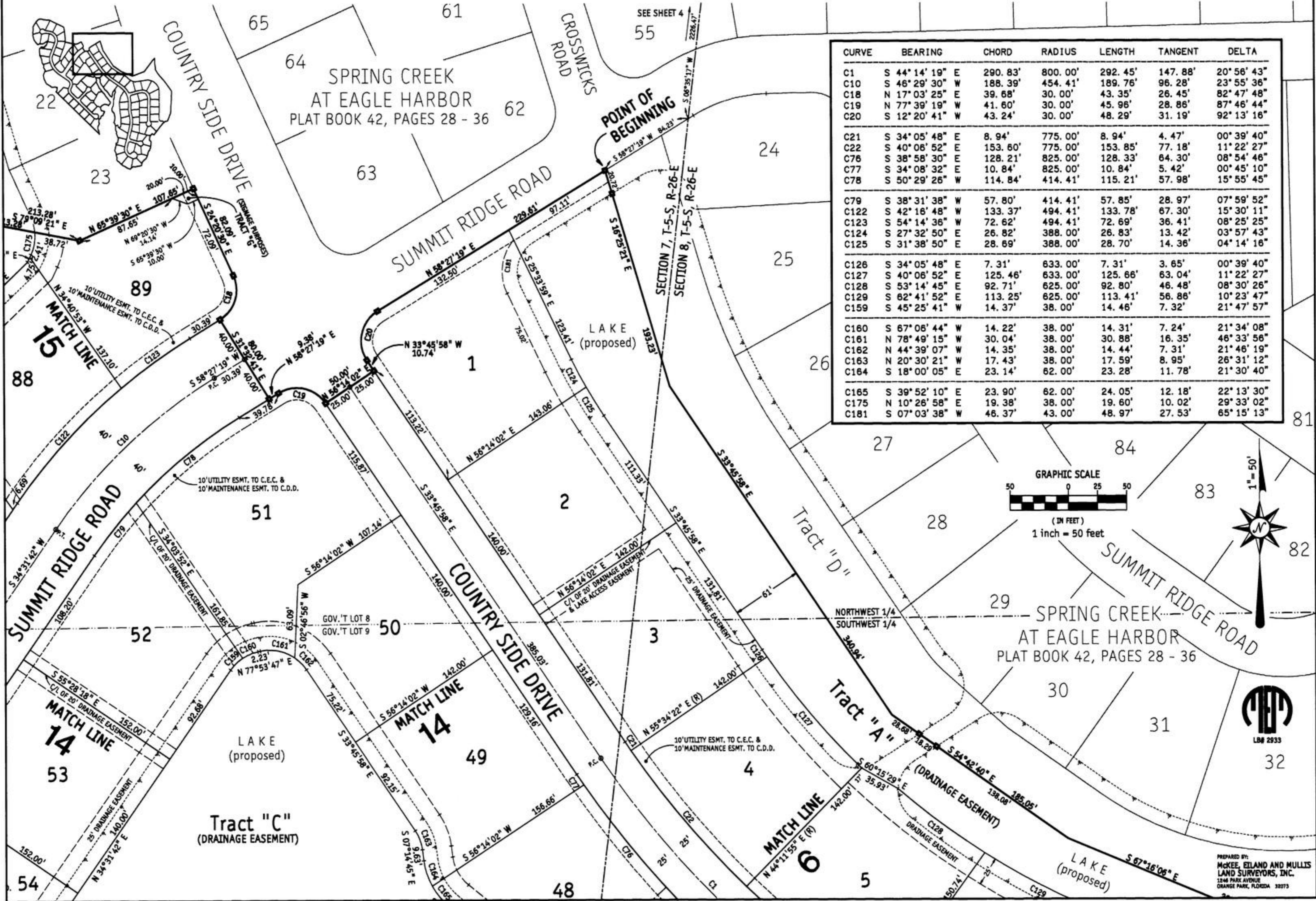
GENERAL NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M.- P.L.S. 3593")
- 2) ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND. ("P.R.M.- P.L.S. 3593")
- 3) ● DENOTES PERMANENT CONTROL POINT. ("PCP LS 3593")
- 4) 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.
- 5) 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.
- 6) 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.
- 7) FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0155 D, DATED NOVEMBER 4, 1992, AND ARE APPROXIMATE ONLY.
- 8) C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUBORDINATE TO CO-EXISTING EASEMENTS FOR DRAINAGE HEREBY DEDICATED TO CLAY COUNTY, FLORIDA. ALL C.E.C. EASEMENTS SHOWN HEREON ARE ACCORDING TO OFFICIAL RECORDS BOOK 2215, PAGE 1062. THERE ARE ADDITIONAL EASEMENTS THEREIN THAT ARE NOT PLOTTABLE.
- 9) MINIMUM LOT SIZE: 16,695 SQUARE FEET ±
- 10) NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN THE CONSERVATION EASEMENTS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES WITH THE JURISDICTION OVER SAID EASEMENTS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE EASEMENT AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

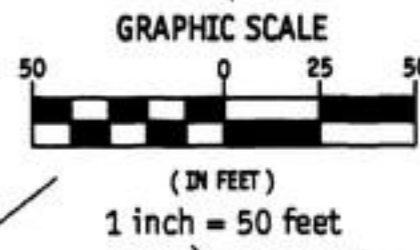


CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	S 44° 14' 19" E	290.83'	800.00'	292.45'	147.88'	20° 56' 43"
C10	S 46° 29' 30" W	188.39'	454.41'	189.76'	96.28'	23° 55' 36"
C18	N 17° 03' 25" E	39.68'	30.00'	43.35'	26.45'	82° 47' 48"
C19	N 77° 39' 19" W	41.60'	30.00'	45.96'	28.86'	87° 46' 44"
C20	S 12° 20' 41" W	43.24'	30.00'	48.29'	31.19'	92° 13' 16"
C21	S 34° 05' 48" E	8.94'	775.00'	8.94'	4.47'	00° 39' 40"
C22	S 40° 06' 52" E	153.60'	775.00'	153.85'	77.18'	11° 22' 27"
C76	S 38° 58' 30" E	128.21'	825.00'	128.33'	64.30'	08° 54' 46"
C77	S 34° 08' 32" E	10.84'	825.00'	10.84'	5.42'	00° 45' 10"
C78	S 50° 29' 26" W	114.84'	414.41'	115.21'	57.98'	15° 55' 45"
C79	S 38° 31' 38" W	57.80'	414.41'	57.85'	28.97'	07° 59' 52"
C122	S 42° 16' 48" W	133.37'	494.41'	133.78'	67.30'	15° 30' 11"
C123	S 54° 14' 36" W	72.62'	494.41'	72.69'	36.41'	08° 25' 25"
C124	S 27° 32' 50" E	26.82'	388.00'	26.83'	13.42'	03° 57' 43"
C125	S 31° 38' 50" E	28.69'	388.00'	28.70'	14.36'	04° 14' 16"
C126	S 34° 05' 48" E	7.31'	633.00'	7.31'	3.65'	00° 39' 40"
C127	S 40° 06' 52" E	125.46'	633.00'	125.86'	63.04'	11° 22' 27"
C128	S 53° 14' 45" E	92.71'	625.00'	92.80'	46.48'	08° 30' 26"
C129	S 62° 41' 52" E	113.25'	625.00'	113.41'	56.86'	10° 23' 47"
C159	S 45° 25' 41" W	14.37'	38.00'	14.46'	7.32'	21° 47' 57"
C160	S 67° 06' 44" W	14.22'	38.00'	14.31'	7.24'	21° 34' 08"
C161	N 78° 49' 15" W	30.04'	38.00'	30.88'	16.35'	46° 33' 56"
C162	N 44° 39' 07" W	14.35'	38.00'	14.44'	7.31'	21° 46' 19"
C163	N 20° 30' 21" W	17.43'	38.00'	17.59'	8.95'	26° 31' 12"
C164	S 18° 00' 05" E	23.14'	62.00'	23.28'	11.78'	21° 30' 40"
C165	S 39° 52' 10" E	23.90'	62.00'	24.05'	12.18'	22° 13' 30"
C175	N 10° 28' 58" E	19.38'	38.00'	19.60'	10.02'	29° 33' 02"
C181	S 07° 03' 38" W	46.37'	43.00'	48.97'	27.53'	65° 15' 13"

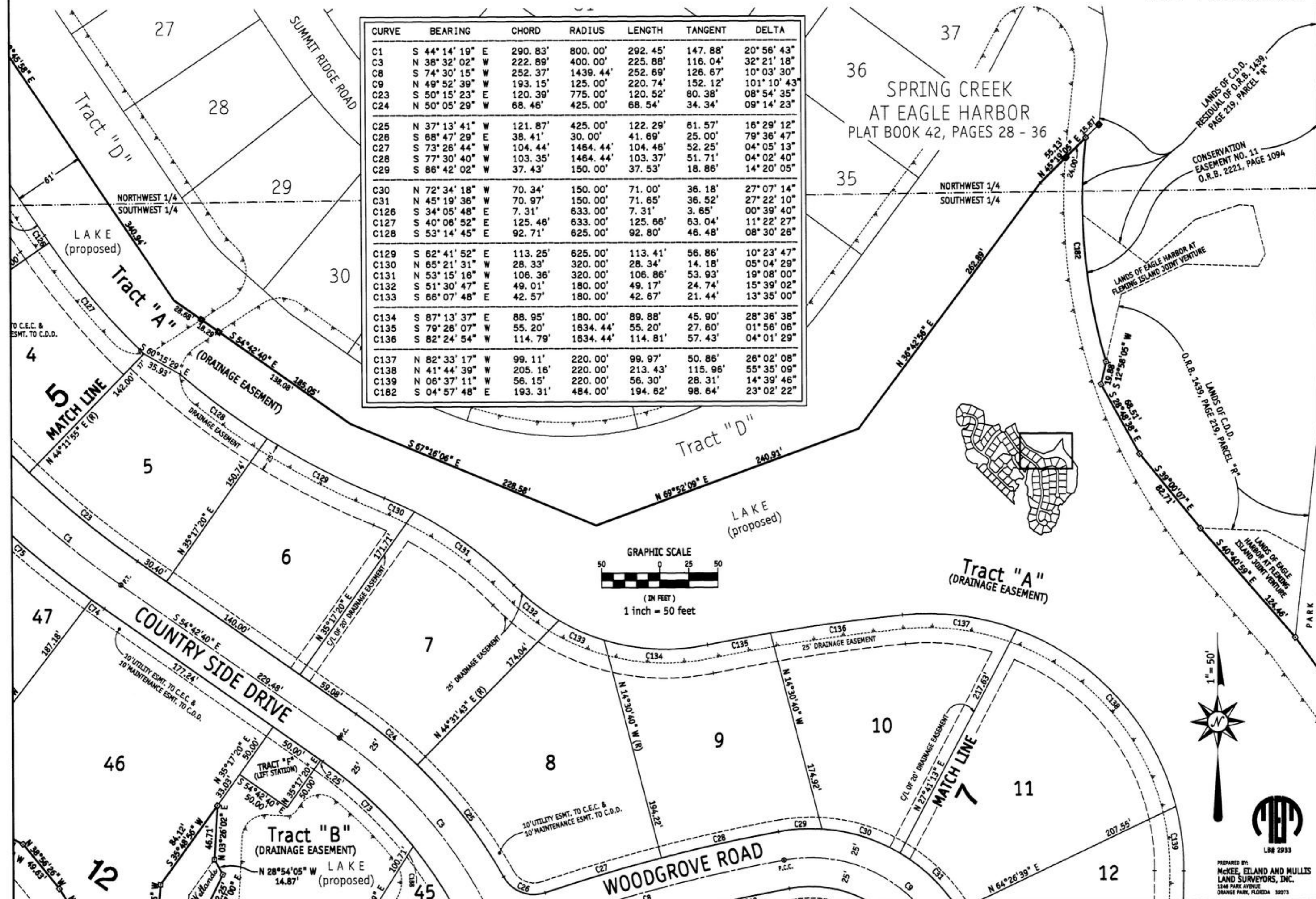


PREPARED BY:
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA 32075

CYPRESS CREEK AT EAGLE HARBOR

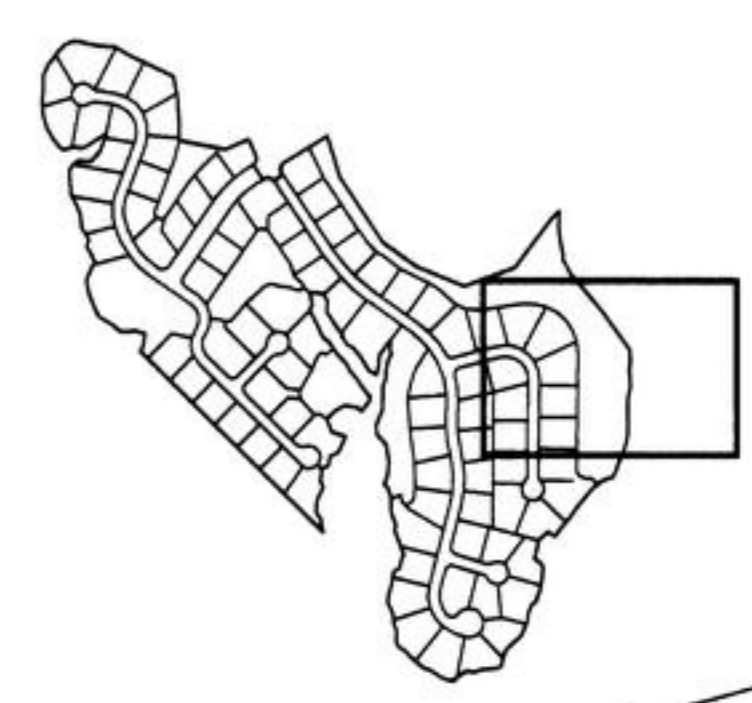
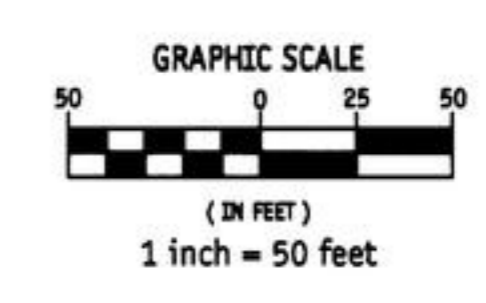
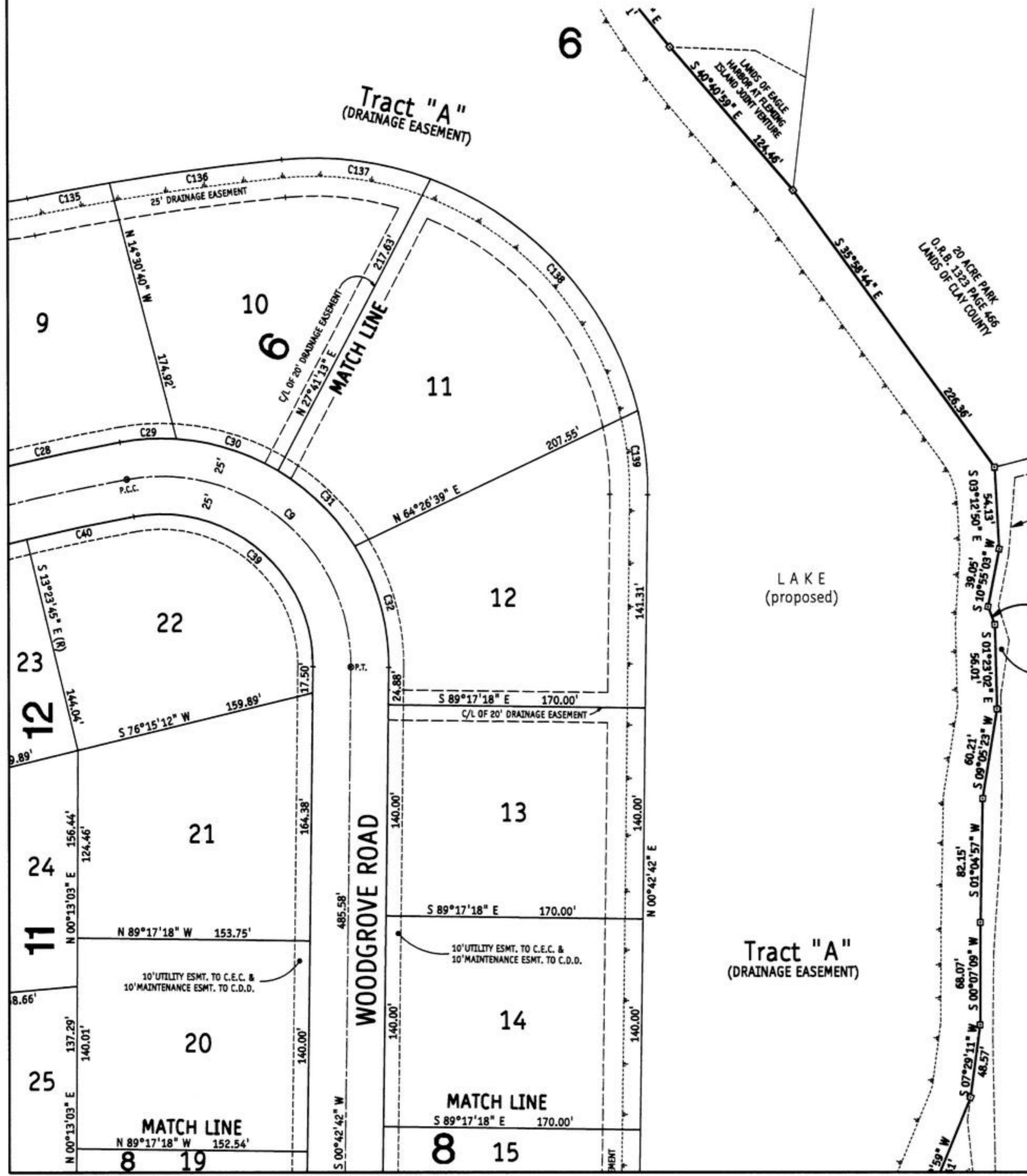
PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	S 44° 14' 19" E	290.83'	800.00'	292.45'	147.88'	20° 56' 43"
C3	N 38° 32' 02" W	222.89'	400.00'	225.88'	116.04'	32° 21' 18"
C8	S 74° 30' 15" W	252.37'	1439.44'	252.69'	126.67'	10° 03' 30"
C9	N 49° 52' 39" W	193.15'	125.00'	220.74'	152.12'	101° 10' 43"
C23	S 50° 15' 23" E	120.39'	775.00'	120.52'	60.38'	08° 54' 35"
C24	N 50° 05' 29" W	68.46'	425.00'	68.54'	34.34'	09° 14' 23"
C25	N 37° 13' 41" W	121.87'	425.00'	122.29'	61.57'	16° 29' 12"
C26	S 68° 47' 29" E	38.41'	30.00'	41.69'	25.00'	79° 36' 47"
C27	S 73° 26' 44" W	104.44'	1464.44'	104.46'	52.25'	04° 05' 13"
C28	S 77° 30' 40" W	103.35'	1464.44'	103.37'	51.71'	04° 02' 40"
C29	S 86° 42' 02" W	37.43'	150.00'	37.53'	18.86'	14° 20' 05"
C30	N 72° 34' 18" W	70.34'	150.00'	71.00'	36.18'	27° 07' 14"
C31	N 45° 19' 36" W	70.97'	150.00'	71.65'	36.52'	27° 22' 10"
C126	S 34° 05' 48" E	7.31'	633.00'	7.31'	3.65'	00° 39' 40"
C127	S 40° 06' 52" E	125.46'	633.00'	125.66'	63.04'	11° 22' 27"
C128	S 53° 14' 45" E	92.71'	625.00'	92.80'	46.48'	08° 30' 26"
C129	S 62° 41' 52" E	113.25'	625.00'	113.41'	56.86'	10° 23' 47"
C130	N 65° 21' 31" W	28.33'	320.00'	28.34'	14.18'	05° 04' 29"
C131	N 53° 15' 16" W	106.36'	320.00'	106.86'	53.93'	19° 08' 00"
C132	S 51° 30' 47" E	49.01'	180.00'	49.17'	24.74'	15° 39' 02"
C133	S 66° 07' 48" E	42.57'	180.00'	42.67'	21.44'	13° 35' 00"
C134	S 87° 13' 37" E	88.95'	180.00'	89.88'	45.90'	28° 36' 38"
C135	S 79° 26' 07" W	55.20'	1634.44'	55.20'	27.60'	01° 56' 06"
C136	S 82° 24' 54" W	114.79'	1634.44'	114.81'	57.43'	04° 01' 29"
C137	N 82° 33' 17" W	99.11'	220.00'	99.97'	50.86'	26° 02' 08"
C138	N 41° 44' 39" W	205.16'	220.00'	213.43'	115.96'	55° 35' 09"
C139	N 06° 37' 11" W	56.15'	220.00'	56.30'	28.31'	14° 39' 46"
C182	S 04° 57' 48" E	193.31'	484.00'	194.62'	98.64'	23° 02' 22"



CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



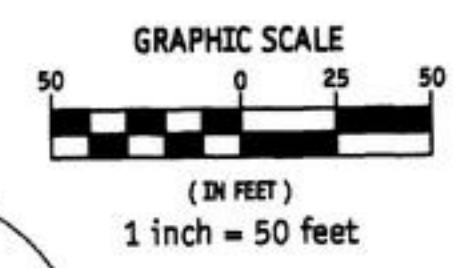
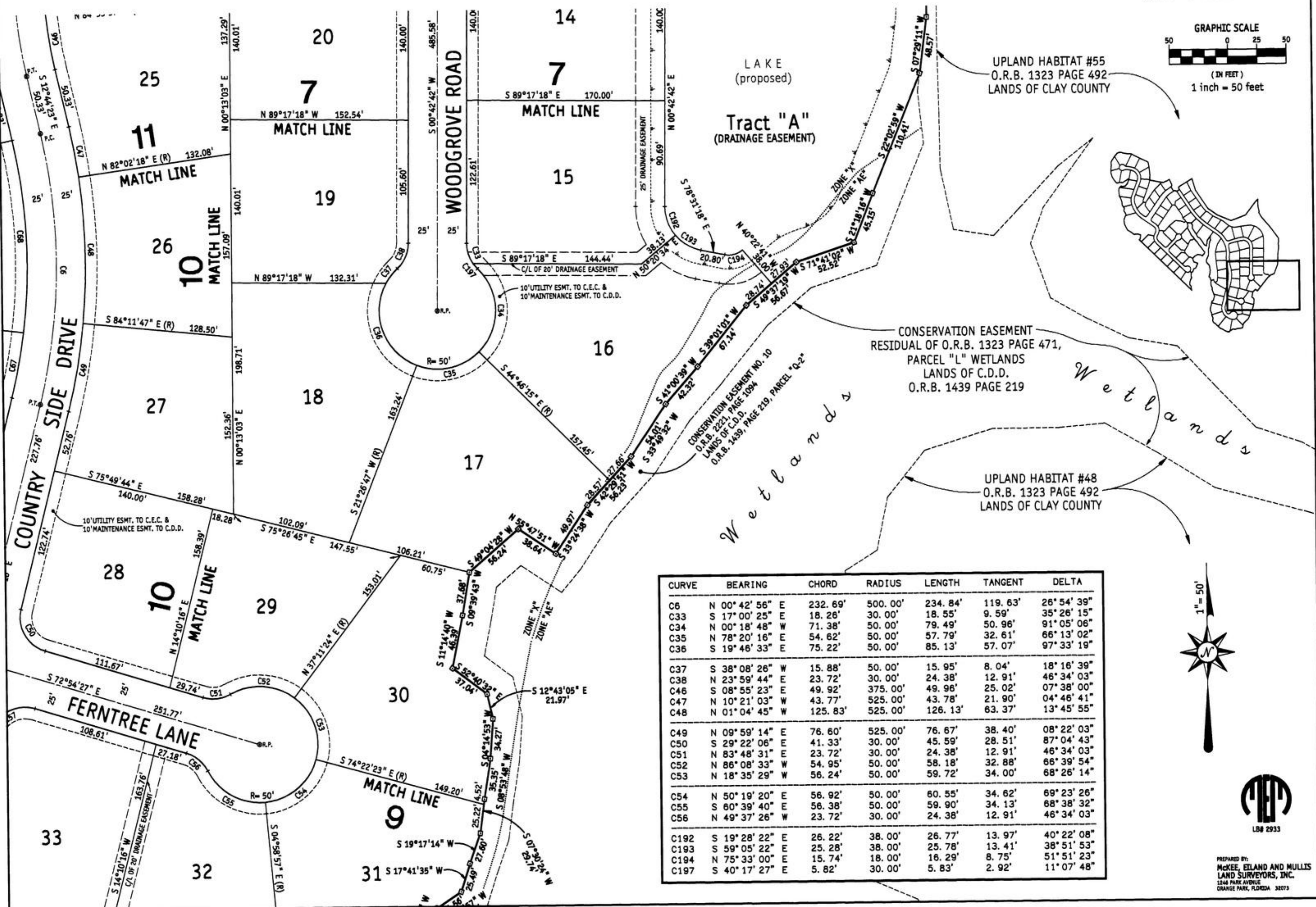
UPLAND HABITAT #55
 O.R.B. 1323 PAGE 492
 LANDS OF CLAY COUNTY

CONSERVATION EASEMENT
 RESIDUAL OF O.R.B. 1323 PAGE 471, PARCEL "L" WETLANDS
 LANDS OF C.D.D.
 O.R.B. 1439 PAGE 219

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C9	N 49° 52' 39" W	193.15'	125.00'	220.74'	152.12'	101° 10' 43"
C28	S 77° 30' 40" W	103.35'	1464.44'	103.37'	51.71'	04° 02' 40"
C29	S 86° 42' 02" W	37.43'	150.00'	37.53'	18.86'	14° 20' 05"
C30	N 72° 34' 18" W	70.34'	150.00'	71.00'	36.18'	27° 07' 14"
C31	N 45° 19' 36" W	70.97'	150.00'	71.65'	36.52'	27° 22' 10"
C32	N 15° 27' 55" W	83.58'	150.00'	84.70'	43.51'	32° 21' 13"
C39	N 49° 52' 39" W	154.52'	100.00'	176.59'	121.70'	101° 10' 43"
C40	S 78° 04' 07" W	72.30'	1414.44'	72.31'	36.16'	02° 55' 45"
C135	S 79° 26' 07" W	55.20'	1634.44'	55.20'	27.60'	01° 56' 06"
C136	S 82° 24' 54" W	114.79'	1634.44'	114.81'	57.43'	04° 01' 29"
C137	N 82° 33' 17" W	99.11'	220.00'	99.97'	50.86'	26° 02' 08"
C138	N 41° 44' 39" W	205.16'	220.00'	213.43'	115.96'	55° 35' 09"
C139	N 06° 37' 11" W	56.15'	220.00'	56.30'	28.31'	14° 39' 46"

CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



UPLAND HABITAT #55
O.R.B. 1323 PAGE 492
LANDS OF CLAY COUNTY

CONSERVATION EASEMENT
RESIDUAL OF O.R.B. 1323 PAGE 471,
PARCEL "L" WETLANDS
LANDS OF C.D.D.
O.R.B. 1439 PAGE 219

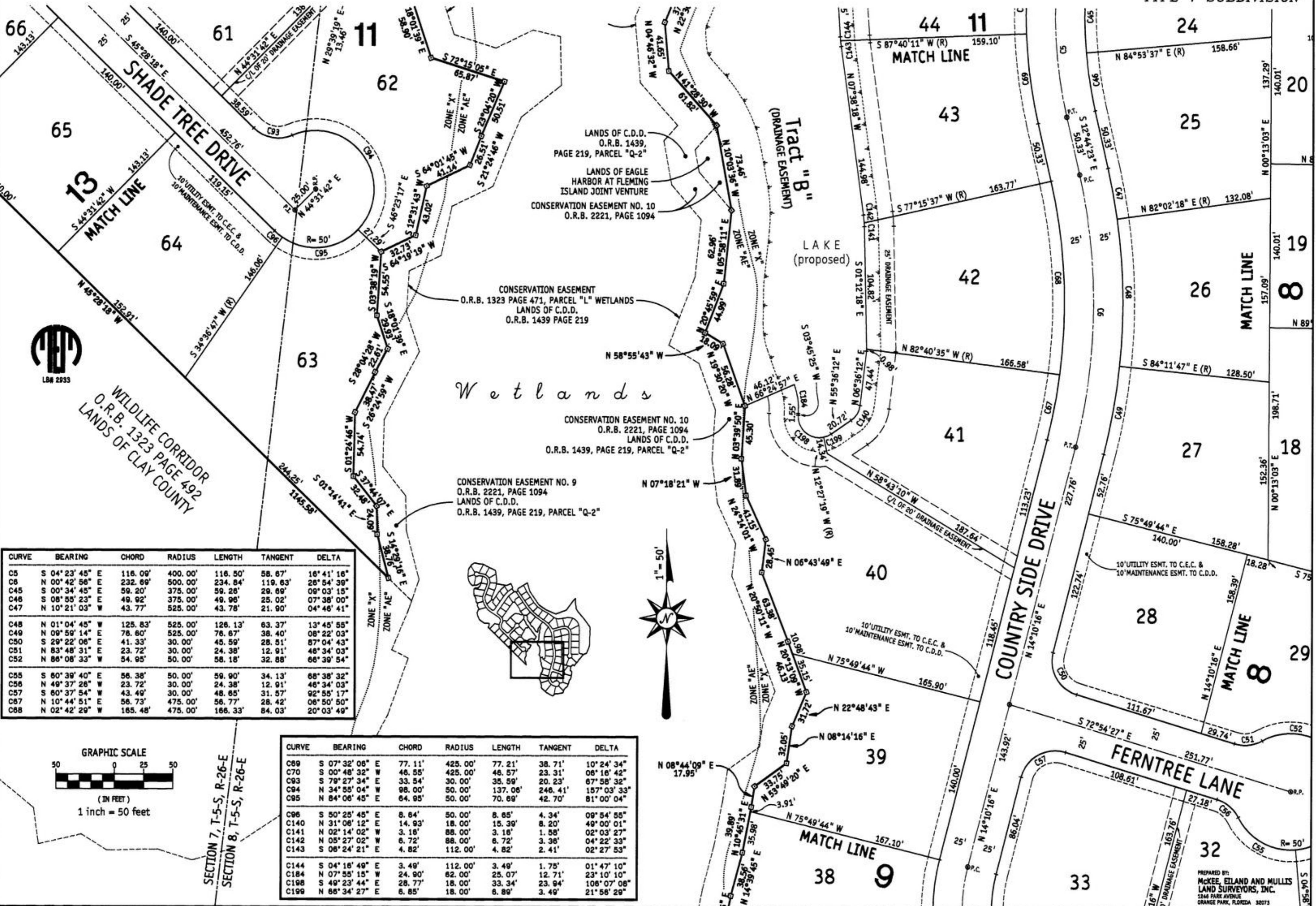
UPLAND HABITAT #48
O.R.B. 1323 PAGE 492
LANDS OF CLAY COUNTY

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C6	N 00° 42' 56" E	232.69'	500.00'	234.84'	119.63'	26° 54' 39"
C33	S 17° 00' 25" E	18.28'	30.00'	18.55'	9.59'	35° 26' 15"
C34	N 00° 18' 48" W	71.38'	50.00'	79.49'	50.96'	91° 05' 06"
C35	N 78° 20' 16" E	54.82'	50.00'	57.79'	32.61'	66° 13' 02"
C36	S 19° 46' 33" E	75.22'	50.00'	85.13'	57.07'	97° 33' 19"
C37	S 38° 08' 26" W	15.88'	50.00'	15.95'	8.04'	18° 16' 39"
C38	N 23° 59' 44" E	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C46	S 08° 55' 23" E	49.92'	375.00'	49.96'	25.02'	07° 38' 00"
C47	N 10° 21' 03" W	43.77'	525.00'	43.78'	21.90'	04° 46' 41"
C48	N 01° 04' 45" W	125.83'	525.00'	126.13'	63.37'	13° 45' 55"
C49	N 09° 59' 14" E	76.60'	525.00'	76.67'	38.40'	08° 22' 03"
C50	S 29° 22' 06" E	41.33'	30.00'	45.59'	28.51'	87° 04' 43"
C51	N 83° 48' 31" E	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C52	N 86° 08' 33" W	54.95'	50.00'	58.18'	32.88'	66° 39' 54"
C53	N 18° 35' 29" W	56.24'	50.00'	59.72'	34.00'	68° 26' 14"
C54	N 50° 19' 20" E	56.92'	50.00'	60.55'	34.62'	69° 23' 26"
C55	S 60° 39' 40" E	56.38'	50.00'	59.90'	34.13'	68° 38' 32"
C56	N 49° 37' 26" W	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C192	S 19° 28' 22" E	26.22'	38.00'	26.77'	13.97'	40° 22' 08"
C193	S 59° 05' 22" E	25.28'	38.00'	25.78'	13.41'	38° 51' 53"
C194	N 75° 33' 00" E	15.74'	18.00'	16.29'	8.75'	51° 51' 23"
C197	S 40° 17' 27" E	5.83'	30.00'	5.83'	2.92'	11° 07' 48"



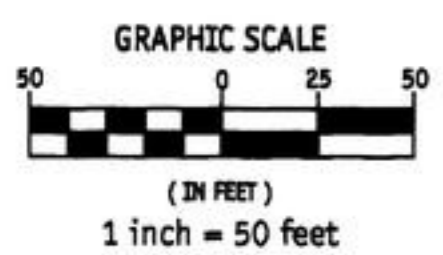
CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C5	S 04° 23' 45" E	116.09'	400.00'	116.50'	58.67'	16° 41' 16"
C6	N 00° 42' 56" E	232.69'	500.00'	234.84'	119.63'	28° 54' 39"
C45	S 00° 34' 45" E	59.20'	375.00'	59.28'	29.69'	09° 03' 15"
C46	S 08° 55' 23" E	49.92'	375.00'	49.98'	25.02'	07° 38' 00"
C47	N 10° 21' 03" W	43.77'	525.00'	43.78'	21.90'	04° 46' 41"
C48	N 01° 04' 45" W	125.83'	525.00'	126.13'	63.37'	13° 45' 55"
C49	N 09° 59' 14" E	76.60'	525.00'	76.67'	38.40'	08° 22' 03"
C50	S 29° 22' 06" E	41.33'	30.00'	45.59'	28.51'	67° 04' 43"
C51	N 83° 48' 31" E	23.72'	30.00'	24.38'	12.91'	48° 34' 03"
C52	N 86° 08' 33" W	54.95'	50.00'	58.18'	32.88'	66° 39' 54"
C55	S 80° 39' 40" E	56.38'	50.00'	59.90'	34.13'	68° 38' 32"
C56	N 49° 37' 26" W	23.72'	30.00'	24.38'	12.91'	48° 34' 03"
C57	S 60° 37' 54" W	43.49'	30.00'	48.65'	31.57'	92° 55' 17"
C67	N 10° 44' 51" E	56.73'	475.00'	56.77'	28.42'	06° 50' 50"
C68	N 02° 42' 29" W	165.48'	475.00'	166.33'	84.03'	20° 03' 49"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C69	S 07° 32' 08" E	77.11'	425.00'	77.21'	38.71'	10° 24' 34"
C70	S 00° 48' 32" W	46.55'	425.00'	46.57'	23.31'	06° 16' 42"
C93	S 79° 27' 34" E	33.54'	30.00'	35.59'	20.23'	67° 58' 32"
C94	N 34° 55' 04" W	98.00'	50.00'	137.06'	246.41'	157° 03' 33"
C95	N 84° 06' 45" E	64.95'	50.00'	70.89'	42.70'	81° 00' 04"
C96	S 50° 25' 45" E	8.64'	50.00'	8.65'	4.34'	09° 54' 55"
C140	N 31° 06' 12" E	14.93'	18.00'	15.39'	8.20'	49° 00' 01"
C141	N 02° 14' 02" W	3.16'	88.00'	3.16'	1.58'	02° 03' 27"
C142	N 05° 27' 02" W	6.72'	88.00'	6.72'	3.36'	04° 22' 33"
C143	S 06° 24' 21" E	4.82'	112.00'	4.82'	2.41'	02° 27' 53"
C144	S 04° 16' 49" E	3.49'	112.00'	3.49'	1.75'	01° 47' 10"
C184	N 07° 55' 15" W	24.90'	62.00'	25.07'	12.71'	23° 10' 10"
C198	S 49° 23' 44" E	28.77'	18.00'	33.34'	23.94'	106° 07' 06"
C199	N 66° 34' 27" E	6.85'	18.00'	6.89'	3.49'	21° 58' 29"



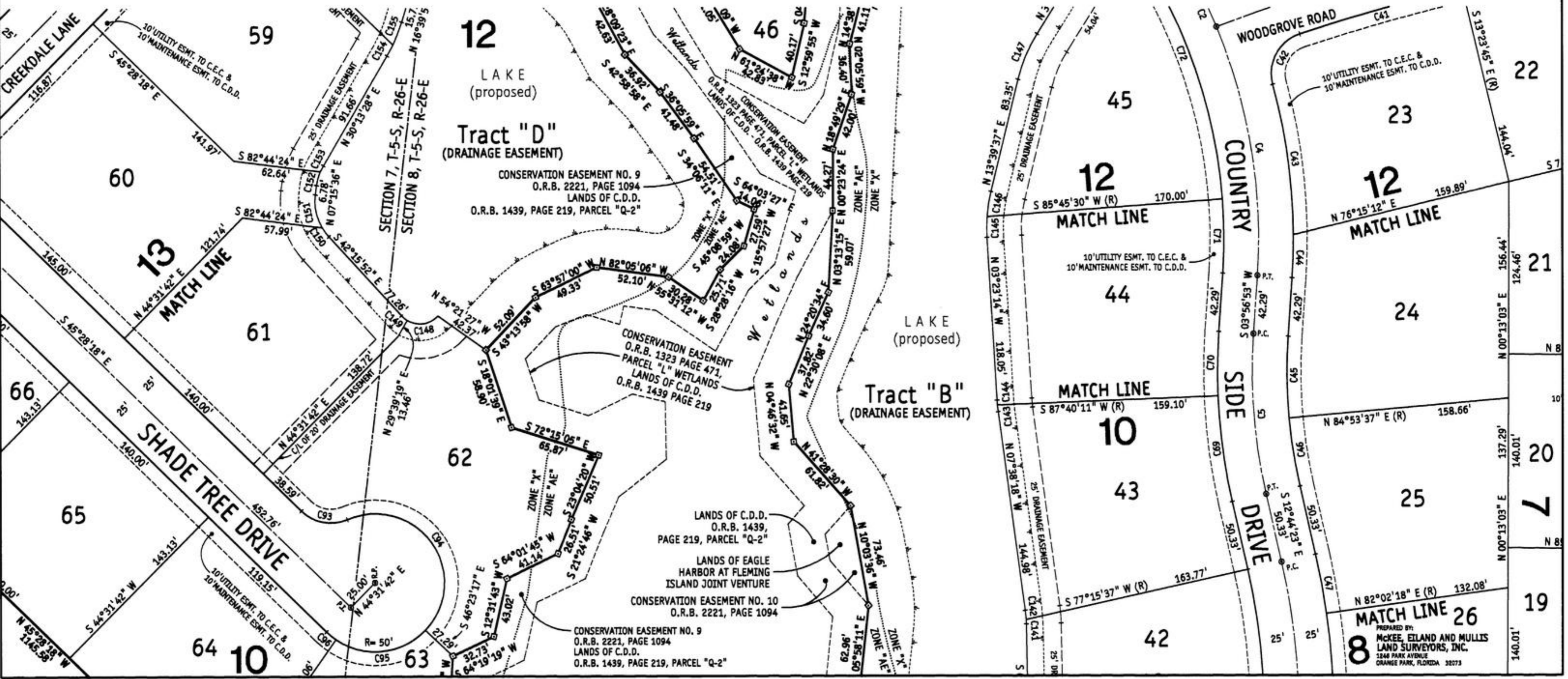
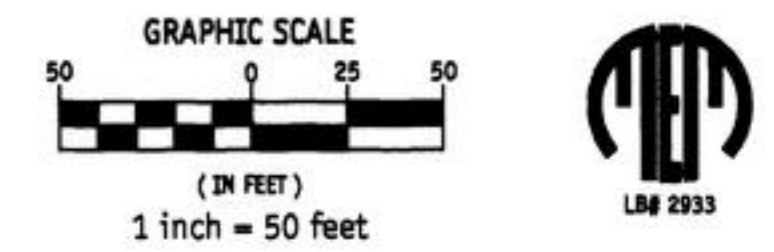
SECTION 7, T-5-S, R-26-E
SECTION 8, T-5-S, R-26-E

CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C2	N 25° 22' 54" W	391.87'	400.00'	409.52'	224.74'	58° 39' 33"
C4	N 09° 12' 15" W	182.03'	400.00'	183.64'	93.47'	26° 18' 15"
C5	S 04° 23' 45" E	116.09'	400.00'	116.50'	58.67'	16° 41' 16"
C41	S 74° 08' 22" W	121.65'	1414.44'	121.69'	60.88'	04° 55' 45"
C42	S 28° 18' 05" W	41.21'	30.00'	45.42'	28.34'	86° 44' 49"
C43	N 07° 39' 56" W	109.57'	425.00'	109.88'	55.25'	14° 48' 47"
C44	N 01° 50' 40" E	31.20'	425.00'	31.21'	15.61'	04° 12' 26"
C45	S 00° 34' 45" E	59.20'	375.00'	59.26'	29.69'	09° 03' 15"
C46	S 08° 55' 23" E	49.92'	375.00'	49.96'	25.02'	07° 38' 00"
C47	N 10° 21' 03" W	43.77'	525.00'	43.78'	21.90'	04° 46' 41"
C69	S 07° 32' 06" E	77.11'	425.00'	77.21'	38.71'	10° 24' 34"
C70	S 00° 48' 32" W	46.55'	425.00'	46.57'	23.31'	06° 16' 42"
C71	N 00° 08' 49" W	53.56'	375.00'	53.60'	26.85'	08° 11' 23"
C72	N 21° 17' 35" W	219.92'	375.00'	223.20'	115.02'	34° 06' 10"
C93	S 79° 27' 34" E	33.54'	30.00'	35.59'	20.23'	67° 58' 32"
C94	N 34° 55' 04" W	98.00'	50.00'	137.06'	246.41'	157° 03' 33"
C95	N 84° 06' 45" E	64.95'	50.00'	70.69'	42.70'	81° 00' 04"
C96	S 50° 25' 45" E	8.64'	50.00'	8.65'	4.34'	09° 54' 55"
C141	N 02° 14' 02" W	3.16'	88.00'	3.16'	1.58'	02° 03' 27"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C142	N 05° 27' 02" W	6.72'	88.00'	6.72'	3.36'	04° 22' 33"
C143	S 06° 24' 21" E	4.82'	112.00'	4.82'	2.41'	02° 27' 53"
C144	S 04° 16' 49" E	3.49'	112.00'	3.49'	1.75'	01° 47' 10"
C145	S 00° 24' 56" W	14.86'	112.00'	14.87'	7.44'	07° 36' 20"
C146	S 08° 56' 21" W	18.44'	112.00'	18.46'	9.25'	09° 26' 32"
C147	S 22° 48' 38" W	35.62'	112.00'	35.77'	18.04'	18° 18' 02"
C148	N 81° 57' 28" E	22.52'	18.00'	24.33'	14.43'	77° 27' 01"
C149	S 50° 47' 26" E	5.34'	18.00'	5.36'	2.70'	17° 03' 09"
C150	S 36° 11' 10" E	8.05'	38.00'	8.06'	4.05'	12° 09' 24"
C151	S 11° 25' 26" E	24.35'	38.00'	24.78'	12.85'	37° 22' 03"
C152	S 15° 00' 40" W	10.25'	38.00'	10.28'	5.17'	15° 30' 08"
C153	S 26° 29' 36" W	4.95'	38.00'	4.95'	2.48'	07° 27' 44"
C154	N 27° 56' 27" E	8.93'	112.00'	8.93'	4.47'	04° 34' 02"
C155	N 21° 09' 42" E	17.56'	112.00'	17.58'	8.81'	08° 59' 28"



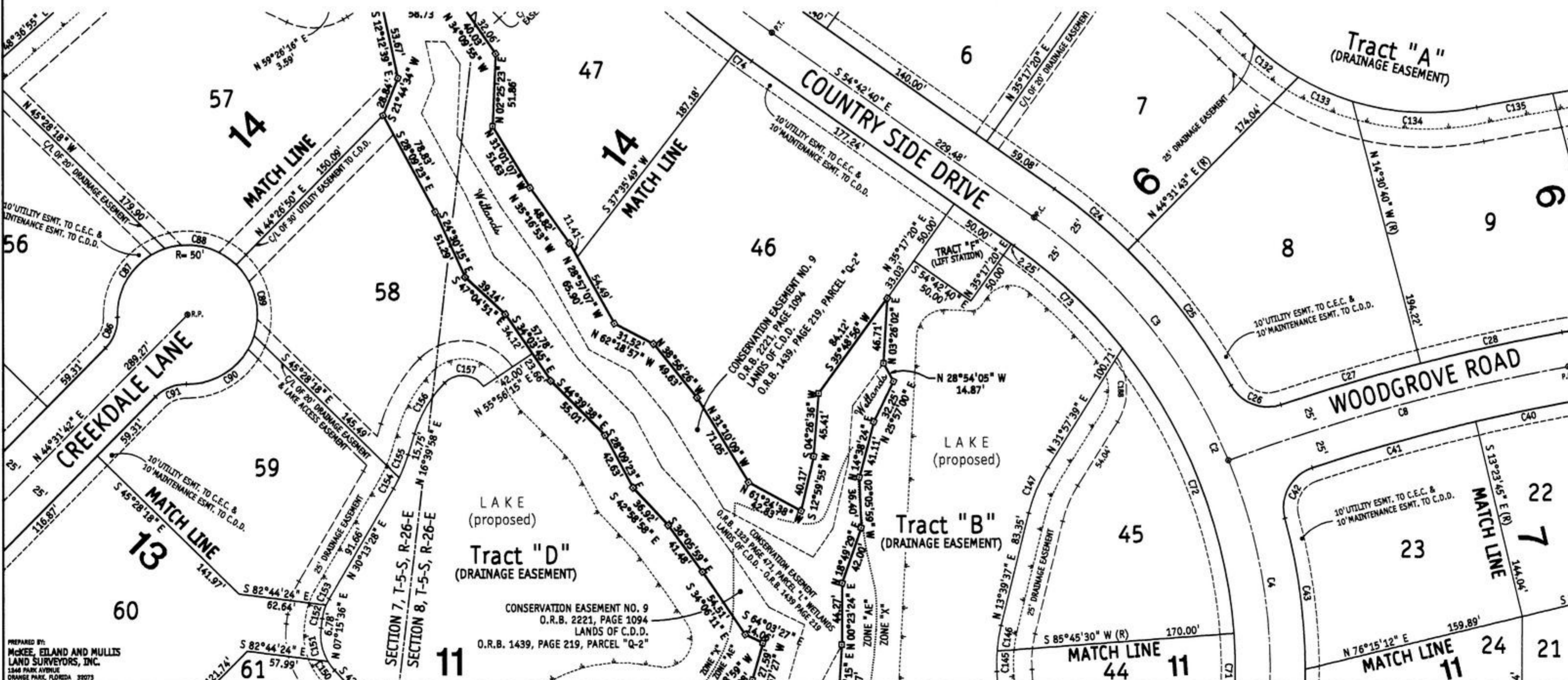
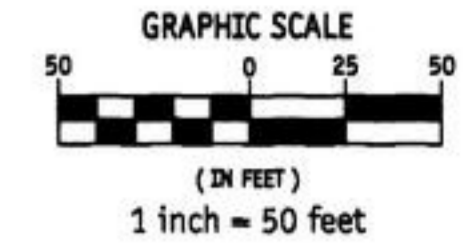
MATCH LINE 26
 PREPARED BY
 MCKEE, EILAND AND MULLIS
 LAND SURVEYORS, INC.
 1246 PARK AVENUE
 GRANTEE PARK, FLORIDA 32073

CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C2	N 25° 22' 54" W	391.87'	400.00'	409.52'	224.74'	58° 39' 33"
C3	N 38° 32' 02" W	222.89'	400.00'	225.88'	116.04'	32° 21' 18"
C4	N 09° 12' 15" W	182.03'	400.00'	183.64'	93.47'	26° 18' 15"
C8	S 74° 30' 15" W	252.37'	1439.44'	252.69'	126.67'	10° 03' 30"
C24	N 50° 05' 29" W	68.46'	425.00'	68.54'	34.34'	09° 14' 23"
C25	N 37° 13' 41" W	121.87'	425.00'	122.29'	61.57'	16° 29' 12"
C26	S 68° 47' 29" E	38.41'	30.00'	41.69'	25.00'	79° 36' 47"
C27	S 73° 26' 44" W	104.44'	1464.44'	104.46'	52.25'	04° 05' 13"
C28	S 77° 30' 40" W	103.35'	1464.44'	103.37'	51.71'	04° 02' 40"
C40	S 78° 04' 07" W	72.30'	1414.44'	72.31'	36.16'	02° 55' 45"
C41	S 74° 08' 22" W	121.65'	1414.44'	121.69'	60.88'	04° 55' 45"
C42	S 28° 18' 05" W	41.21'	30.00'	45.42'	28.34'	86° 44' 49"
C43	N 07° 39' 56" W	109.57'	425.00'	109.88'	55.25'	14° 48' 47"
C71	N 00° 08' 49" W	53.56'	375.00'	53.60'	26.85'	08° 11' 23"
C72	N 21° 17' 35" W	219.92'	375.00'	223.20'	115.02'	34° 06' 10"
C73	N 46° 31' 40" W	106.76'	375.00'	107.12'	53.93'	16° 22' 01"
C74	S 54° 15' 06" E	13.23'	825.00'	13.23'	6.62'	00° 55' 09"
C86	N 21° 14' 41" E	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C87	S 34° 40' 47" W	59.79'	50.00'	64.09'	37.29'	73° 26' 16"
C88	N 77° 04' 38" W	52.29'	50.00'	55.02'	30.67'	63° 02' 54"

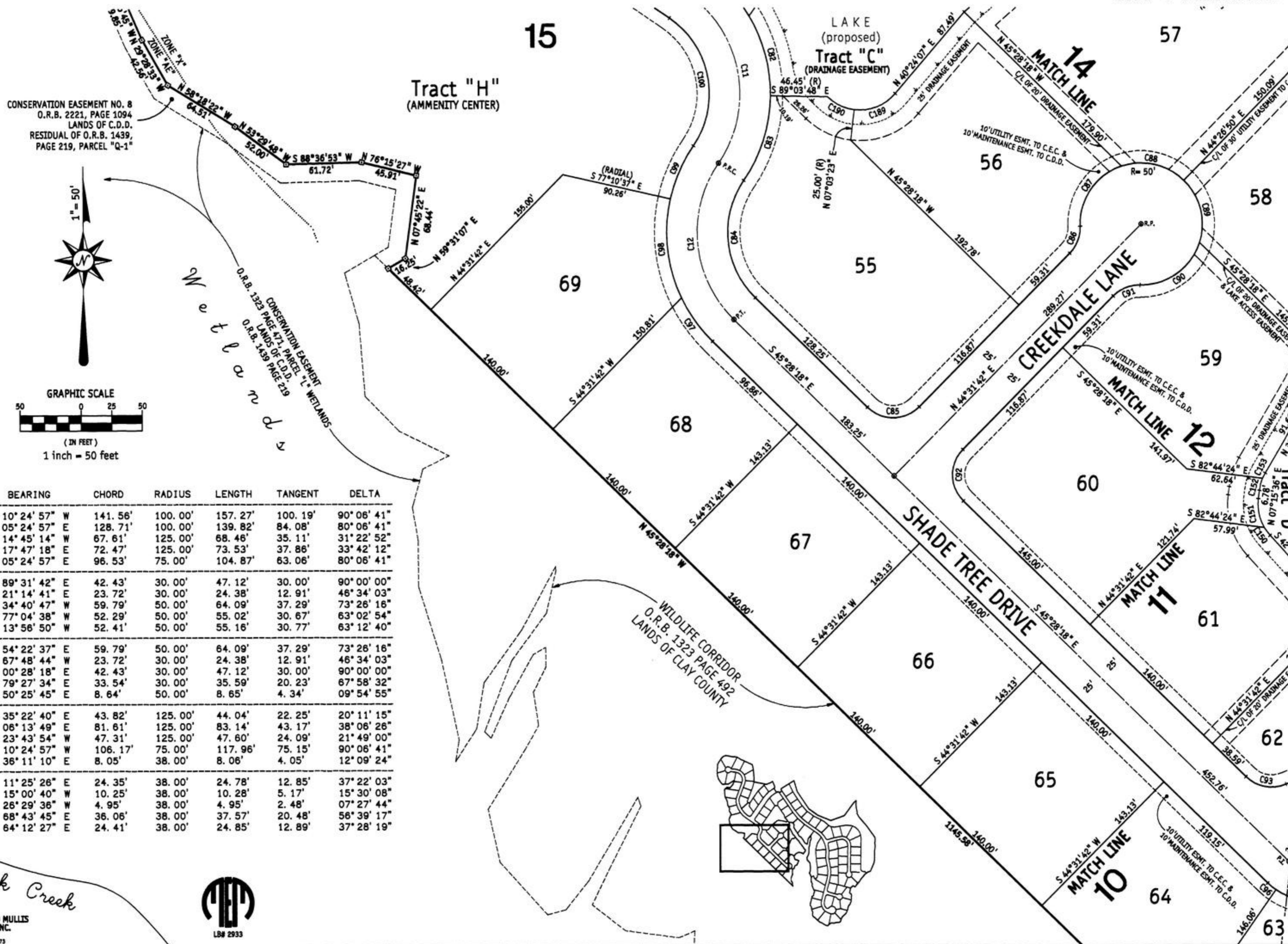
CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C89	N 13° 56' 50" W	52.41'	50.00'	55.16'	30.77'	63° 12' 40"
C90	N 54° 22' 37" E	59.79'	50.00'	64.09'	37.29'	73° 26' 16"
C91	S 67° 48' 44" W	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C132	S 51° 30' 47" E	49.01'	180.00'	49.17'	24.74'	15° 39' 02"
C133	S 66° 07' 48" E	42.57'	180.00'	42.67'	21.44'	13° 35' 00"
C134	S 87° 13' 37" E	88.95'	180.00'	89.88'	45.90'	28° 36' 38"
C135	S 79° 26' 07" W	55.20'	1634.44'	55.20'	27.60'	01° 56' 06"
C145	S 00° 24' 56" W	14.86'	112.00'	14.87'	7.44'	07° 36' 20"
C146	S 08° 56' 21" W	18.44'	112.00'	18.46'	9.25'	09° 26' 32"
C147	S 22° 48' 38" W	35.62'	112.00'	35.77'	18.04'	18° 18' 02"
C150	S 36° 11' 10" E	8.05'	38.00'	8.06'	4.05'	12° 09' 24"
C151	S 11° 25' 26" E	24.35'	38.00'	24.78'	12.85'	37° 22' 03"
C152	S 15° 00' 40" W	10.25'	38.00'	10.28'	5.17'	15° 30' 08"
C153	S 26° 29' 36" W	4.95'	38.00'	4.95'	2.48'	07° 27' 44"
C154	N 27° 56' 27" E	8.93'	112.00'	8.93'	4.47'	04° 34' 02"
C155	N 21° 09' 42" E	17.56'	112.00'	17.58'	8.81'	08° 59' 28"
C156	S 30° 36' 57" W	42.43'	88.00'	42.85'	21.86'	27° 53' 56"
C157	N 84° 44' 55" W	27.85'	18.00'	31.85'	21.98'	101° 22' 20"
C188	N 00° 39' 57" W	46.37'	43.00'	48.97'	27.53'	65° 15' 13"



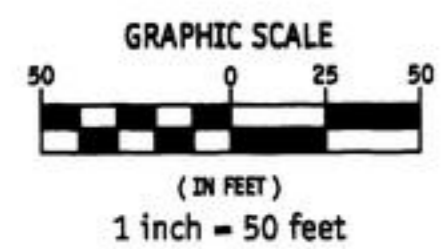
PREPARED BY:
MCKEE, EDLAND AND MULLIS
LAND SURVEYORS, INC.
1344 PARK AVENUE
ORANGE PARK, FLORIDA 32073

CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



CONSERVATION EASEMENT NO. 8
O.R.B. 2221, PAGE 1094
LANDS OF C.D.D.
RESIDUAL OF O.R.B. 1439,
PAGE 219, PARCEL "Q-1"



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C11	N 10° 24' 57" W	141.56'	100.00'	157.27'	100.19'	90° 06' 41"
C12	S 05° 24' 57" E	128.71'	100.00'	139.82'	84.08'	80° 06' 41"
C82	N 14° 45' 14" W	67.61'	125.00'	68.46'	35.11'	31° 22' 52"
C83	N 17° 47' 18" E	72.47'	125.00'	73.53'	37.86'	33° 42' 12"
C84	S 05° 24' 57" E	96.53'	75.00'	104.87'	63.06'	80° 06' 41"
C85	N 89° 31' 42" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C86	N 21° 14' 41" E	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C87	S 34° 40' 47" W	59.79'	50.00'	64.09'	37.29'	73° 26' 16"
C88	N 77° 04' 38" W	52.29'	50.00'	55.02'	30.67'	63° 02' 54"
C89	N 13° 56' 50" W	52.41'	50.00'	55.16'	30.77'	63° 12' 40"
C90	N 54° 22' 37" E	59.79'	50.00'	64.09'	37.29'	73° 26' 16"
C91	S 67° 48' 44" W	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C92	S 00° 28' 18" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C93	S 79° 27' 34" E	33.54'	30.00'	35.59'	20.23'	67° 58' 32"
C96	S 50° 25' 45" E	8.64'	50.00'	8.65'	4.34'	09° 54' 55"
C97	S 35° 22' 40" E	43.82'	125.00'	44.04'	22.25'	20° 11' 15"
C98	S 06° 13' 49" E	81.61'	125.00'	83.14'	43.17'	38° 06' 26"
C99	S 23° 43' 54" W	47.31'	125.00'	47.60'	24.09'	21° 49' 00"
C100	N 10° 24' 57" W	106.17'	75.00'	117.96'	75.15'	90° 06' 41"
C150	S 36° 11' 10" E	8.05'	38.00'	8.06'	4.05'	12° 09' 24"
C151	S 11° 25' 26" E	24.35'	38.00'	24.78'	12.85'	37° 22' 03"
C152	S 15° 00' 40" W	10.25'	38.00'	10.28'	5.17'	15° 30' 08"
C153	S 26° 29' 36" W	4.95'	38.00'	4.95'	2.48'	07° 27' 44"
C189	N 68° 43' 45" E	36.06'	38.00'	37.57'	20.48'	56° 39' 17"
C190	S 64° 12' 27" E	24.41'	38.00'	24.85'	12.89'	37° 28' 19"

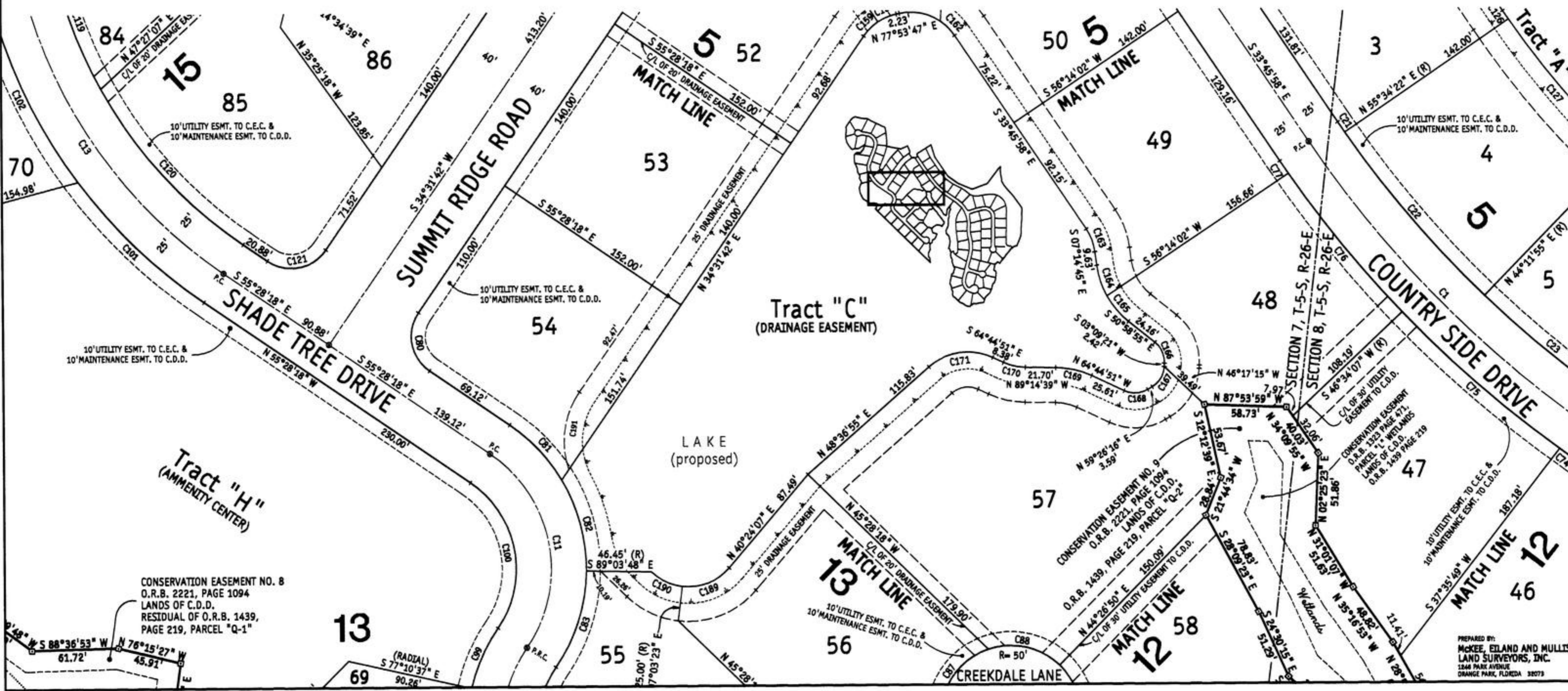
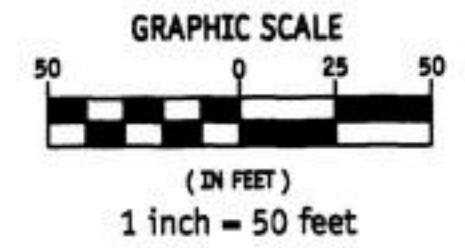


CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	S 44° 14' 19" E	290.83'	800.00'	292.45'	147.88'	20° 56' 43"
C11	N 10° 24' 57" W	141.56'	100.00'	157.27'	100.19'	90° 06' 41"
C13	S 33° 38' 16" E	260.34'	350.00'	266.75'	140.23'	43° 40' 04"
C21	S 34° 05' 48" E	8.94'	775.00'	8.94'	4.47'	00° 39' 40"
C22	S 40° 06' 52" E	153.60'	775.00'	153.85'	77.18'	11° 22' 27"
C23	S 50° 15' 23" E	120.39'	775.00'	120.52'	60.38'	08° 54' 35"
C74	S 54° 15' 06" E	13.23'	825.00'	13.23'	6.82'	00° 55' 09"
C75	S 48° 36' 43" E	148.98'	825.00'	149.18'	74.80'	10° 21' 39"
C76	S 38° 58' 30" E	128.21'	825.00'	128.33'	64.30'	08° 54' 46"
C77	S 34° 08' 32" E	10.84'	825.00'	10.84'	5.42'	00° 45' 10"
C80	S 10° 28' 18" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C81	N 42° 57' 29" W	54.17'	125.00'	54.60'	27.74'	25° 01' 38"
C82	N 14° 45' 14" W	67.61'	125.00'	68.46'	35.11'	31° 22' 52"
C83	N 17° 47' 18" E	72.47'	125.00'	73.53'	37.86'	33° 42' 12"
C87	S 34° 40' 47" W	59.79'	50.00'	64.09'	37.29'	73° 26' 16"
C88	N 77° 04' 38" W	52.29'	50.00'	55.02'	30.67'	63° 02' 54"
C99	S 23° 43' 54" W	47.31'	125.00'	47.80'	24.09'	21° 49' 00"
C100	N 10° 24' 57" W	106.17'	75.00'	117.96'	75.15'	90° 06' 41"
C101	S 45° 54' 39" E	124.57'	375.00'	125.15'	63.16'	19° 07' 16"
C102	S 25° 24' 14" E	142.42'	375.00'	143.29'	72.53'	21° 53' 34"
C119	S 20° 12' 14" E	94.95'	325.00'	95.29'	47.99'	16° 48' 00"

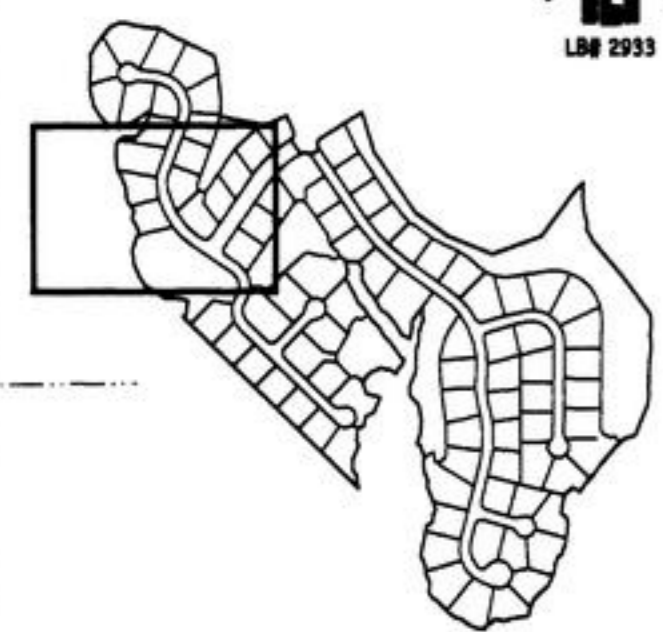
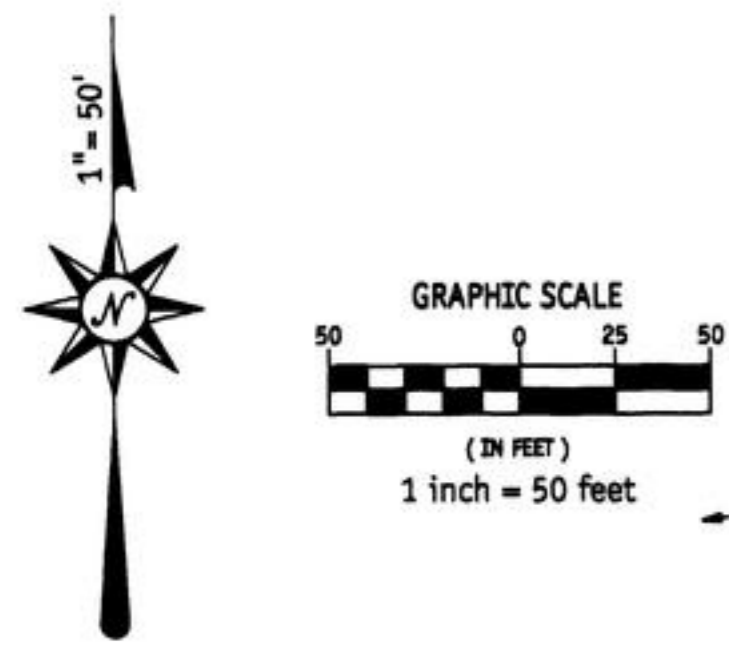
CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C120	S 42° 02' 16" E	151.01'	325.00'	152.40'	77.63'	26° 52' 04"
C121	N 79° 31' 42" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C126	S 34° 05' 48" E	7.31'	633.00'	7.31'	3.65'	00° 39' 40"
C127	S 40° 06' 52" E	125.46'	633.00'	125.66'	63.04'	11° 22' 27"
C159	S 45° 25' 41" W	14.37'	38.00'	14.46'	7.32'	21° 47' 57"
C160	S 67° 06' 44" W	14.22'	38.00'	14.31'	7.24'	21° 34' 08"
C162	N 44° 39' 07" W	14.35'	38.00'	14.44'	7.31'	21° 46' 19"
C163	N 20° 30' 21" W	17.43'	38.00'	17.59'	8.95'	26° 31' 12"
C164	S 18° 00' 05" E	23.14'	62.00'	23.28'	11.78'	21° 30' 40"
C165	S 39° 52' 10" E	23.90'	62.00'	24.05'	12.18'	22° 13' 30"
C166	N 23° 54' 47" W	16.38'	18.00'	17.01'	9.20'	54° 08' 16"
C167	N 31° 17' 49" E	16.98'	18.00'	17.68'	9.63'	56° 16' 55"
C168	N 87° 20' 42" E	16.85'	18.00'	17.53'	9.53'	55° 48' 53"
C169	N 78° 59' 45" W	26.31'	62.00'	26.51'	13.46'	24° 29' 47"
C170	S 76° 59' 45" E	16.12'	38.00'	16.25'	8.25'	24° 29' 47"
C171	S 81° 56' 02" W	46.14'	42.00'	48.85'	27.61'	66° 38' 14"
C189	N 68° 43' 45" E	36.06'	38.00'	37.57'	20.48'	56° 39' 17"
C190	S 64° 12' 27" E	24.41'	38.00'	24.85'	12.89'	37° 28' 19"
C191	S 08° 04' 38" W	56.12'	63.00'	58.17'	31.34'	52° 54' 09"



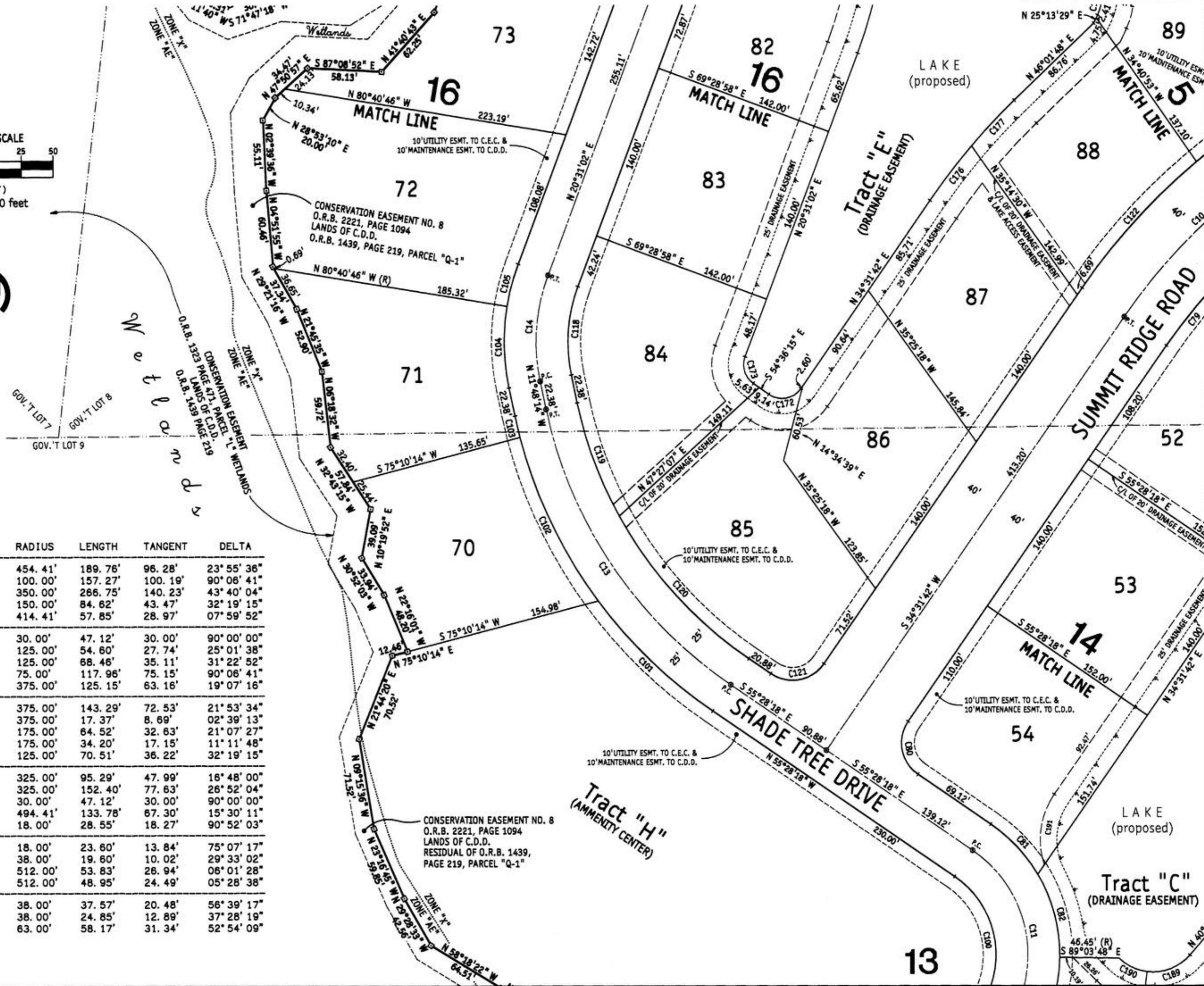
CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

31330_CypressCreek.dwg Friday - Aug 01, 2003 02:52PM * View: 12 *
"TYPE 1 SUBDIVISION"



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C10	S 46° 29' 30" W	188.39'	454.41'	189.76'	96.28'	23° 55' 36"
C11	N 10° 24' 57" W	141.56'	100.00'	157.27'	100.19'	90° 06' 41"
C13	S 33° 38' 16" E	260.34'	350.00'	266.75'	140.23'	43° 40' 04"
C14	S 04° 21' 24" W	83.50'	150.00'	84.62'	43.47'	32° 19' 15"
C79	S 38° 31' 38" W	57.80'	414.41'	57.85'	28.97'	07° 59' 52"
C80	S 10° 28' 18" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C81	N 42° 57' 29" W	54.17'	125.00'	54.80'	27.74'	25° 01' 38"
C82	N 14° 45' 14" W	67.61'	125.00'	68.46'	35.11'	31° 22' 52"
C100	N 10° 24' 57" W	108.17'	75.00'	117.96'	75.15'	90° 06' 41"
C101	S 45° 54' 39" E	124.57'	375.00'	125.15'	63.16'	19° 07' 16"
C102	S 25° 24' 14" E	142.42'	375.00'	143.29'	72.53'	21° 53' 34"
C103	S 13° 07' 50" E	17.37'	375.00'	17.37'	8.69'	02° 39' 13"
C104	S 01° 14' 30" E	64.16'	175.00'	64.52'	32.63'	21° 07' 27"
C105	S 14° 55' 08" W	34.14'	175.00'	34.20'	17.15'	11° 11' 48"
C118	S 04° 21' 24" W	69.58'	125.00'	70.51'	36.22'	32° 19' 15"
C119	S 20° 12' 14" E	94.95'	325.00'	95.29'	47.99'	16° 48' 00"
C120	S 42° 02' 16" E	151.01'	325.00'	152.40'	77.63'	26° 52' 04"
C121	N 79° 31' 42" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C122	S 42° 16' 48" W	133.37'	494.41'	133.78'	67.30'	15° 30' 11"
C172	N 79° 57' 44" E	25.65'	18.00'	28.55'	18.27'	90° 52' 03"
C173	S 17° 02' 37" E	21.95'	18.00'	23.60'	13.84'	75° 07' 17"
C175	N 10° 26' 58" E	19.38'	38.00'	19.80'	10.02'	29° 33' 02"
C176	S 37° 32' 26" W	53.81'	512.00'	53.83'	26.94'	06° 01' 28"
C177	S 43° 17' 29" W	48.93'	512.00'	48.95'	24.49'	05° 28' 38"
C189	N 68° 43' 45" E	36.06'	38.00'	37.57'	20.48'	56° 39' 17"
C190	S 64° 12' 27" E	24.41'	38.00'	24.85'	12.89'	37° 28' 19"
C191	S 08° 04' 38" W	58.12'	63.00'	58.17'	31.34'	52° 54' 09"

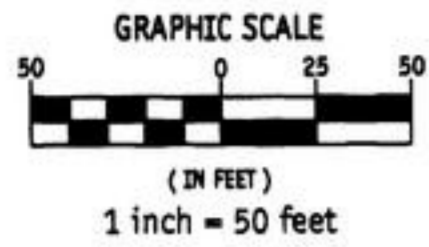


CYPRESS CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C15	N 30° 59' 52" W	234.83'	150.00'	289.73'	188.68'	103° 01' 48"
C16	N 10° 57' 25" W	87.67'	412.00'	87.84'	44.09'	12° 12' 56"
C17	N 01° 10' 18" E	75.94'	362.00'	76.08'	38.18'	12° 02' 31"
C108	N 30° 59' 52" W	195.69'	125.00'	224.78'	157.23'	103° 01' 48"
C107	S 74° 12' 12" W	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C108	N 78° 48' 27" E	46.77'	50.00'	48.67'	26.46'	55° 46' 31"
C109	S 44° 45' 24" E	47.79'	50.00'	49.83'	27.20'	57° 05' 47"
C110	S 11° 48' 36" W	46.98'	50.00'	48.90'	26.61'	56° 02' 14"
C111	N 88° 03' 30" W	78.92'	50.00'	90.95'	64.26'	104° 13' 33"
C112	S 49° 09' 00" E	13.71'	30.00'	13.83'	7.04'	26° 24' 33"
C113	S 72° 26' 01" E	10.50'	30.00'	10.55'	5.33'	20° 09' 30"
C114	N 72° 43' 37" W	59.49'	175.00'	59.78'	30.18'	19° 34' 18"
C115	N 45° 59' 00" W	102.08'	175.00'	103.59'	53.36'	33° 54' 56"
C116	N 12° 04' 04" W	102.08'	175.00'	103.59'	53.36'	33° 54' 56"
C117	N 12° 42' 13" E	47.58'	175.00'	47.73'	24.01'	15° 37' 38"
C174	N 13° 06' 38" E	93.33'	362.00'	93.59'	47.06'	14° 48' 48"
C178	N 11° 30' 24" W	79.81'	412.00'	79.93'	40.09'	11° 06' 59"
C179	N 05° 23' 56" W	7.90'	412.00'	7.90'	3.95'	01° 05' 57"
C180	N 00° 25' 38" E	66.58'	362.00'	66.68'	33.43'	10° 33' 11"
C195	N 00° 27' 27" E	62.34'	337.00'	62.43'	31.30'	10° 36' 49"
C196	N 06° 20' 34" E	6.81'	337.00'	6.81'	3.40'	01° 09' 26"



Wetlands

CONSERVATION EASEMENT
LANDS OF C.D.D.
O.R.B. 1439 PAGE 219

CONSERVATION EASEMENT NO. 8
O.R.B. 2221, PAGE 1094
LANDS OF C.D.D.
O.R.B. 1439, PAGE 219, PARCEL "Q-1"

LAKE
(proposed)

Wetlands

SPRING CREEK
AT EAGLE HARBOR
PLAT BOOK 42, PAGES 28 - 36

Tract "C"

Tract "E"
(DRAINAGE EASEMENT)

LAKE
(proposed)

SHADE TREE DRIVE

MATCH LINE

MATCH LINE

