

DANIELS LANDING AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 38 PAGE 64

SHEET 1 OF 7 SHEETS

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"TYPE 1 SUBDIVISION"

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

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

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

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

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

Total number of lots = 31

Total number of tracts = 3

24.3037 acres ±

CURRENT ZONING: P.U.D.

CAPTION

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF HABERSHAM HARBOUR UNIT THREE, ACCORDING TO PLAT BOOK 25, PAGES 53 AND 54, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE NORTH LINE THEREOF RUN NORTH 88 DEGREES 53 MINUTES 48 SECONDS WEST 302.35 FEET; THENCE CONTINUE ON LAST SAID LINE AND THEN ON THE NORTH LINE OF HABERSHAM HARBOUR - UNIT TWO, ACCORDING TO PLAT BOOK 21, PAGES 22 AND 23, OF SAID PUBLIC RECORDS, NORTH 89 DEGREES 07 MINUTES 59 SECONDS WEST 812.87 FEET TO THE EASTERLY LINE OF THAT CERTAIN CONSERVATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1427, PAGE 1852, PARCEL "G", OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE RUN THE FOLLOWING 12 COURSES: 1) NORTH 29 DEGREES 59 MINUTES 37 SECONDS WEST 149.43 FEET; 2) NORTH 03 DEGREES 50 MINUTES 06 SECONDS WEST 152.29 FEET; 3) NORTH 34 DEGREES 59 MINUTES 26 SECONDS WEST 89.51 FEET; 4) NORTH 53 DEGREES 44 MINUTES 46 SECONDS EAST 29.27 FEET; 5) SOUTH 53 DEGREES 22 MINUTES 43 SECONDS EAST 48.88 FEET; 6) SOUTH 47 DEGREES 55 MINUTES 56 SECONDS EAST 89.07 FEET; 7) NORTH 27 DEGREES 33 MINUTES 10 SECONDS EAST 58.60 FEET; 8) NORTH 81 DEGREES 15 MINUTES 14 SECONDS EAST 88.59 FEET; 9) SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 83.01 FEET; 10) NORTH 26 DEGREES 33 MINUTES 54 SECONDS EAST 96.22 FEET; 11) NORTH 55 DEGREES 47 MINUTES 04 SECONDS WEST 68.20 FEET; 12) NORTH 18 DEGREES 10 MINUTES 35 SECONDS WEST 194.41 FEET; THENCE ON LAST SAID LINE AND THEN ON A NORTHEASTERLY PROJECTION THEREOF NORTH 44 DEGREES 38 MINUTES 55 SECONDS EAST 100.43 FEET TO A WESTERLY PROJECTION OF THE SOUTHEASTERLY LINE OF THAT CERTAIN CONSERVATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1427, PAGE 1852, PARCEL "F", OF SAID PUBLIC RECORDS; THENCE ON LAST SAID WESTERLY PROJECTION AND THEN ON SAID SOUTHEASTERLY LINE NORTH 77 DEGREES 52 MINUTES 52 SECONDS EAST 151.02 FEET; THENCE ON LAST SAID SOUTHEASTERLY LINE RUN THE FOLLOWING 10 COURSES: 1) SOUTH 63 DEGREES 26 MINUTES 06 SECONDS EAST 49.95 FEET; 2) NORTH 56 DEGREES 41 MINUTES 22 SECONDS EAST 82.46 FEET; 3) NORTH 04 DEGREES 49 MINUTES 12 SECONDS WEST 54.01 FEET; 4) NORTH 88 DEGREES 20 MINUTES 32 SECONDS EAST 102.27 FEET; 5) NORTH 18 DEGREES 19 MINUTES 11 SECONDS WEST 125.18 FEET; 6) NORTH 47 DEGREES 27 MINUTES 09 SECONDS EAST 134.34 FEET; 7) NORTH 38 DEGREES 36 MINUTES 55 SECONDS EAST 82.58 FEET; 8) NORTH 06 DEGREES 12 MINUTES 12 SECONDS EAST 214.82 FEET; 9) NORTH 02 DEGREES 22 MINUTES 55 SECONDS WEST 221.58 FEET; 10) NORTH 75 DEGREES 41 MINUTES 31 SECONDS EAST 258.75 FEET TO THE WESTERLY LINE OF LAKESHORE DRIVE WEST; THENCE ON LAST SAID LINE RUN THE FOLLOWING 3 COURSES: 1) SOUTH 13 DEGREES 06 MINUTES 16 SECONDS EAST 247.51 FEET; 2) SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 6391.78 FEET, A CHORD DISTANCE OF 991.86 FEET, THE BEARING OF SAID CHORD BEING SOUTH 08 DEGREES 39 MINUTES 16 SECONDS EAST; 3) SOUTH 04 DEGREES 12 MINUTES 16 SECONDS EAST 338.74 FEET TO THE POINT OF BEGINNING, BEING 24.3037 ACRES, MORE OR LESS, IN AREA.

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 8th DAY OF July, 2002

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 DANIELS LANDING 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 DRIVE, COURTS, EASEMENTS FOR DRAINAGE, 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. THE C.C.U.A. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY COUNTY UTILITY AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS WATER AND SANITARY SEWER 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 BICYCLE AND PEDESTRIAN TRAFFIC, AND EASEMENT FOR ACCESS FOR LAKE MAINTENANCE SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR BICYCLE AND PEDESTRIAN TRAFFIC AND ACCESS FOR LAKE MAINTENANCE. THE SIGN EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR SIGNAGE PURPOSES.

(TRACTS)

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

(CONTINUED)

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 9th DAY OF JUN, 2002,
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA
Robert M. Wilson
CLERK OF BOARD
ROBERT M. WILSON

CHAIRMAN

PATRICK D. McGOVERN

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 38, PAGES 64 THRU 76, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 7th DAY OF July, 2002.

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

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 22 DAY OF MAY, 2002.

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

SIGNED IN THE PRESENCE OF:

John C. Cury
WITNESS
Johanna Cury
PRINT NAME
Allen J. Gosdin
WITNESS
Allan L. Gosdin
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., 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 13th DAY OF May, 2002, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Minnie L. Green
MINNIE L. GREEN
Notary Public, State of New Jersey
My Commission Expires August 12, 2006
PRINT NAME
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO.
MY COMMISSION EXPIRES: August 12, 2006

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, 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.

SIGNED IN THE PRESENCE OF:

Robert E. Kova
WITNESS
Robert E. Kova
PRINT NAME
Linda Hadden
WITNESS
LINDA HADDEN
PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF MAY, 2002, 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 Firm
Atlantic Bonding Co., Inc.



PREPARED BY:
McKEE, ELLAND AND MULLIS
LAND SURVEYORS, INC.
1804 PARK AVENUE
ORANGE PARK, FLORIDA

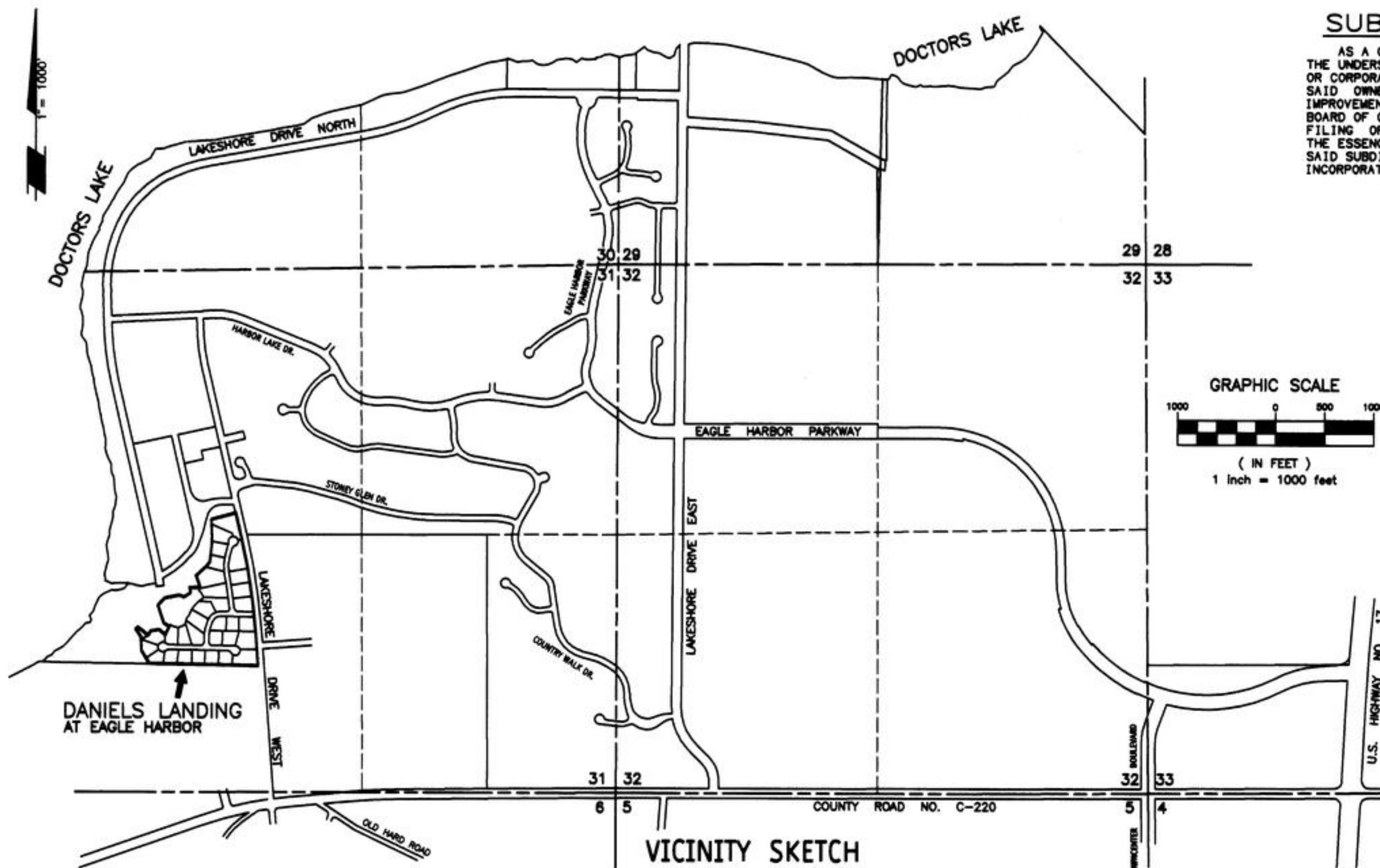
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DANIELS LANDING AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 38 PAGE 65
SHEET 2 OF 7 SHEETS

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"TYPE 1 SUBDIVISION"



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 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 Johanna Grey
PRINT NAME Johanna Grey
WITNESS Allan L. Gosdin
PRINT NAME Allan L. Gosdin

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 13th DAY OF MAY, 2002, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Minnie L. Green
MINNIE L. GREEN
PRINT NAME
NOTARY PUBLIC, STATE OF NEW JERSEY
My Commission Expires August 12, 2006
COMMISSION NO.
MY COMMISSION EXPIRES: August 12, 2006

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

SIGNED IN THE PRESENCE OF:

WITNESS Linda Hadden
PRINT NAME Linda Hadden
WITNESS Linda Hadden
PRINT NAME Linda Hadden

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.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF MAY, 2002, 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.

SIGNED IN THE PRESENCE OF:

WITNESS Linda Hadden
PRINT NAME Linda Hadden
WITNESS Thomas H. Platt
PRINT NAME Thomas H. Platt

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

BY: Thomas H. Platt
THOMAS H. PLATT, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF MAY, 2002, BY THOMAS H. PLATT, 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.

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.

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1348 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

CADD: 29829VIC

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 27th DAY OF June, 2002

Roy Ayres
ROY AYRES
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 5th DAY OF July, 2002

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

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 16th DAY OF MAY, 2002.

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 AND C, 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 20 DAY OF May, 2002.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Linda Hadden
WITNESS Linda Hadden
PRINT NAME Linda Hadden
Jack Healan
WITNESS Jack Healan
PRINT NAME Jack Healan
BY: Thomas H. Platt
THOMAS H. PLATT, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF May, 2002, BY THOMAS H. PLATT, 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
LINDA K. HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD 031074
MY COMMISSION EXPIRES: JUNE 23, 2005

LINDA K. HADDEN
MY COMMISSION # DD 031074
EXPIRES: JUNE 23, 2005
Bonded Thru Notary Public Underwritten

DANIELS LANDING AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 38

PAGE 66

SHEET 3 OF 7 SHEETS

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"TYPE 1 SUBDIVISION"

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 CLAY COUNTY UTILITY AUTHORITY, 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. CLAY COUNTY UTILITY AUTHORITY 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 CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CLAY COUNTY UTILITY AUTHORITY 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 CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.

4) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), 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.).

GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M.- P.L.S. 3593")
- 2) ● DENOTES PERMANENT CONTROL POINT. ("PCP LS 3593")
- 3) 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.
- 4) 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.
- 5) 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.
- 6) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120064-0155, DATED NOVEMBER 4, 1992, AND ARE APPROXIMATE ONLY.
- 7) MINIMUM LOT SIZE: 18,841 SQUARE FEET ±
- 8) 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.
- 9) THE SOUTHERLY 25 FEET OF LOTS 7 THRU 13, INCLUSIVE, SHALL BE A VEGETATIVE BUFFER ZONE WITHIN WHICH NO DWELLING SHALL BE CONSTRUCTED.

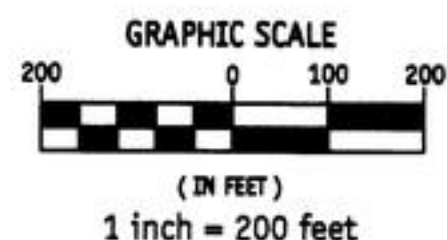
5 = Sheet Number

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
P.L.= ANGLE POINT IN LINE
ESMT.= EASEMENT
C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.
C.D.D.= THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT
C.C.U.A.= CLAY COUNTY UTILITY AUTHORITY
C/L= CENTERLINE
CH= CHORD DISTANCE
CB= CHORD BEARING
L= ARC LENGTH
P.B.= PLAT BOOK
T-4-S= TOWNSHIP 4 SOUTH
R-26-E= RANGE 26 EAST
O.R.B.= OFFICIAL RECORDS BOOK

TRACT AREAS

TRACT A = 0.0348 ACRES ±
TRACT B = 0.1767 ACRES ±
TRACT C = 2.3989 ACRES ±



DANIELS LANDING AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

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SHEET 4 OF 7 SHEETS

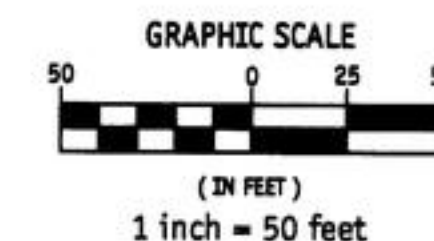
29829_Daniels.dwg Friday - May 03, 2002 02:16PM * View: 1 *
"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S 08° 39' 18" E	991.86'	6391.78'	992.86'	08° 54' 00"
C2	S 54° 49' 20" W	117.68'	100.00'	125.82'	72° 05' 22"
C3	S 09° 49' 20" W	46.70'	150.00'	46.89'	17° 54' 38"
C4	N 08° 07' 21" W	422.65'	6176.78'	422.73'	03° 55' 17"
C6	N 47° 17' 44" W	40.02'	30.00'	43.81'	83° 40' 31"
C7	S 54° 49' 20" W	88.26'	75.00'	94.36'	72° 05' 22"
C8	S 09° 49' 20" W	38.92'	125.00'	39.08'	17° 54' 38"
C9	S 44° 07' 59" E	42.43'	30.00'	47.12'	90° 00' 00"
C10	N 53° 42' 59" W	57.95'	50.00'	61.81'	70° 49' 59"
C11	N 51° 59' 00" E	94.14'	50.00'	122.67'	140° 33' 59"
C12	S 39° 26' 44" E	31.38'	50.00'	31.92'	36° 34' 34"
C13	N 55° 08' 43" W	33.54'	30.00'	35.59'	67° 58' 32"
C21	N 45° 52' 01" E	42.43'	30.00'	47.12'	90° 00' 00"
C22	S 02° 18' 18" W	8.78'	175.00'	8.78'	02° 52' 34"
C23	S 11° 15' 37" W	45.79'	175.00'	45.92'	15° 02' 05"
C24	S 19° 43' 37" W	4.14'	125.00'	4.14'	01° 53' 55"
C25	S 46° 02' 36" W	107.10'	125.00'	110.68'	50° 44' 03"
C26	S 81° 08' 19" W	42.24'	125.00'	42.45'	19° 27' 24"
C27	N 42° 03' 41" E	45.15'	30.00'	51.11'	97° 36' 41"
C28	N 07° 14' 35" W	107.10'	6151.78'	107.10'	00° 59' 51"
C43	N 07° 06' 37" W	108.49'	6201.78'	108.49'	01° 00' 08"
C44	S 47° 52' 16" E	39.57'	30.00'	43.21'	82° 31' 26"
C45	N 42° 12' 20" E	45.05'	30.00'	50.96'	97° 19' 21"
C50	N 07° 02' 01" W	128.95'	6391.78'	128.95'	01° 09' 21"
C51	N 06° 11' 24" W	59.27'	6391.78'	59.27'	00° 31' 53"
C52	N 05° 41' 28" W	52.04'	6391.78'	52.04'	00° 27' 59"
C53	N 04° 54' 08" W	123.93'	6391.78'	123.93'	01° 06' 39"
C54	N 04° 16' 32" W	15.89'	6391.78'	15.89'	00° 08' 33"

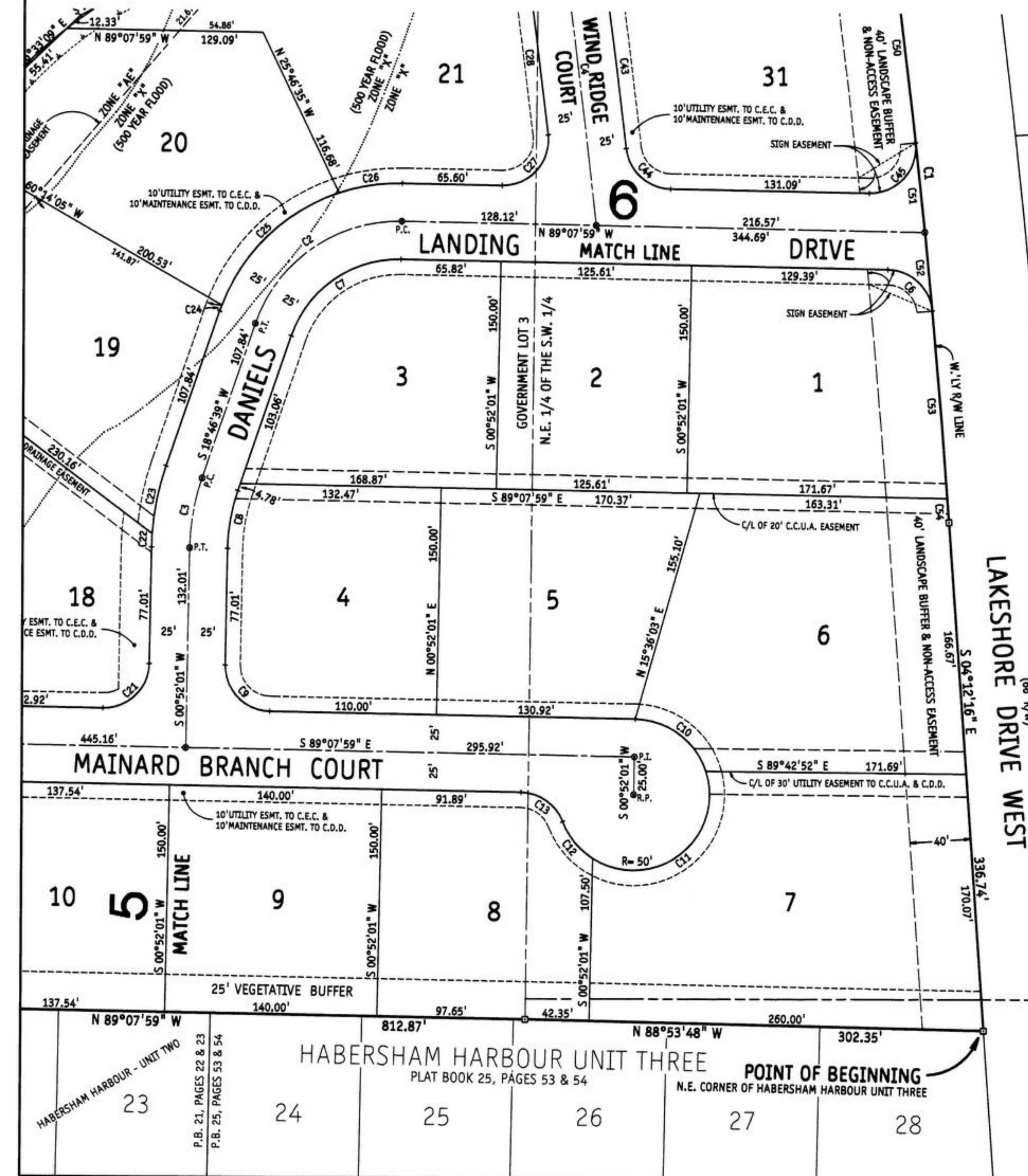
FIRST STREET
PLAT BOOK 2, PAGES 44 & 45



N.E. 1/4 OF THE S.W. 1/4
S.E. 1/4 OF THE S.W. 1/4



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DANIELS LANDING AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

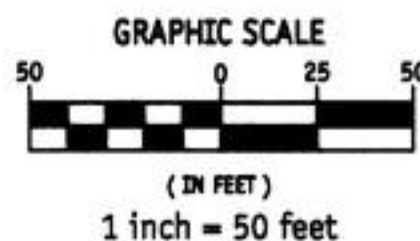
PLAT BOOK 38

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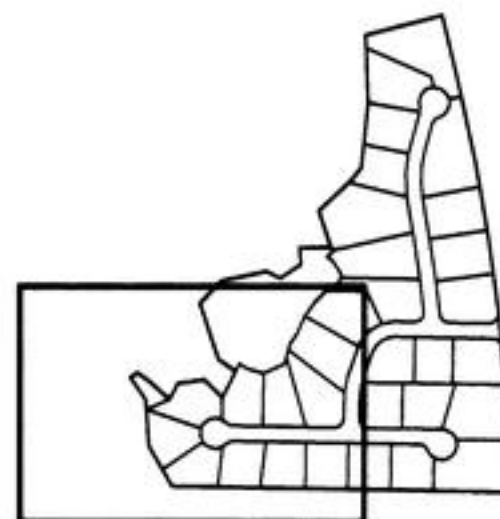
SHEET 5 OF 7 SHEETS

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"TYPE 1 SUBDIVISION"



CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852, PARCEL "G"



CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	S 09° 49' 20" W	46.70'	150.00'	46.89'	17° 54' 38"
C8	S 09° 49' 20" W	38.92'	125.00'	39.08'	17° 54' 38"
C9	S 44° 07' 59" E	42.43'	30.00'	47.12'	90° 00' 00"
C14	S 67° 35' 00" W	23.72'	30.00'	24.38'	46° 34' 03"
C15	N 53° 05' 10" E	15.28'	50.00'	15.34'	17° 34' 25"
C16	S 76° 10' 12" E	66.86'	50.00'	73.23'	83° 54' 50"
C17	S 07° 33' 56" E	44.85'	50.00'	46.51'	53° 17' 44"
C18	S 67° 43' 08" W	75.05'	50.00'	84.89'	97° 16' 23"
C19	N 53° 06' 18" W	18.29'	50.00'	18.39'	21° 04' 45"
C20	S 65° 50' 58" E	23.72'	30.00'	24.38'	46° 34' 03"
C21	N 45° 52' 01" E	42.43'	30.00'	47.12'	90° 00' 00"
C22	S 02° 18' 18" W	8.78'	175.00'	8.78'	02° 52' 34"
C23	S 11° 15' 37" W	45.79'	175.00'	45.92'	15° 02' 05"
C24	S 19° 43' 37" W	4.14'	125.00'	4.14'	01° 53' 55"

GOVERNMENT LOT 3
GOVERNMENT LOT 4



HABERSHAM HARBOUR - UNIT TWO

PLAT BOOK 21, PAGES 22 & 23

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P.B. 21, PAGES 22 & 23
P.B. 25, PAGES 53 & 54

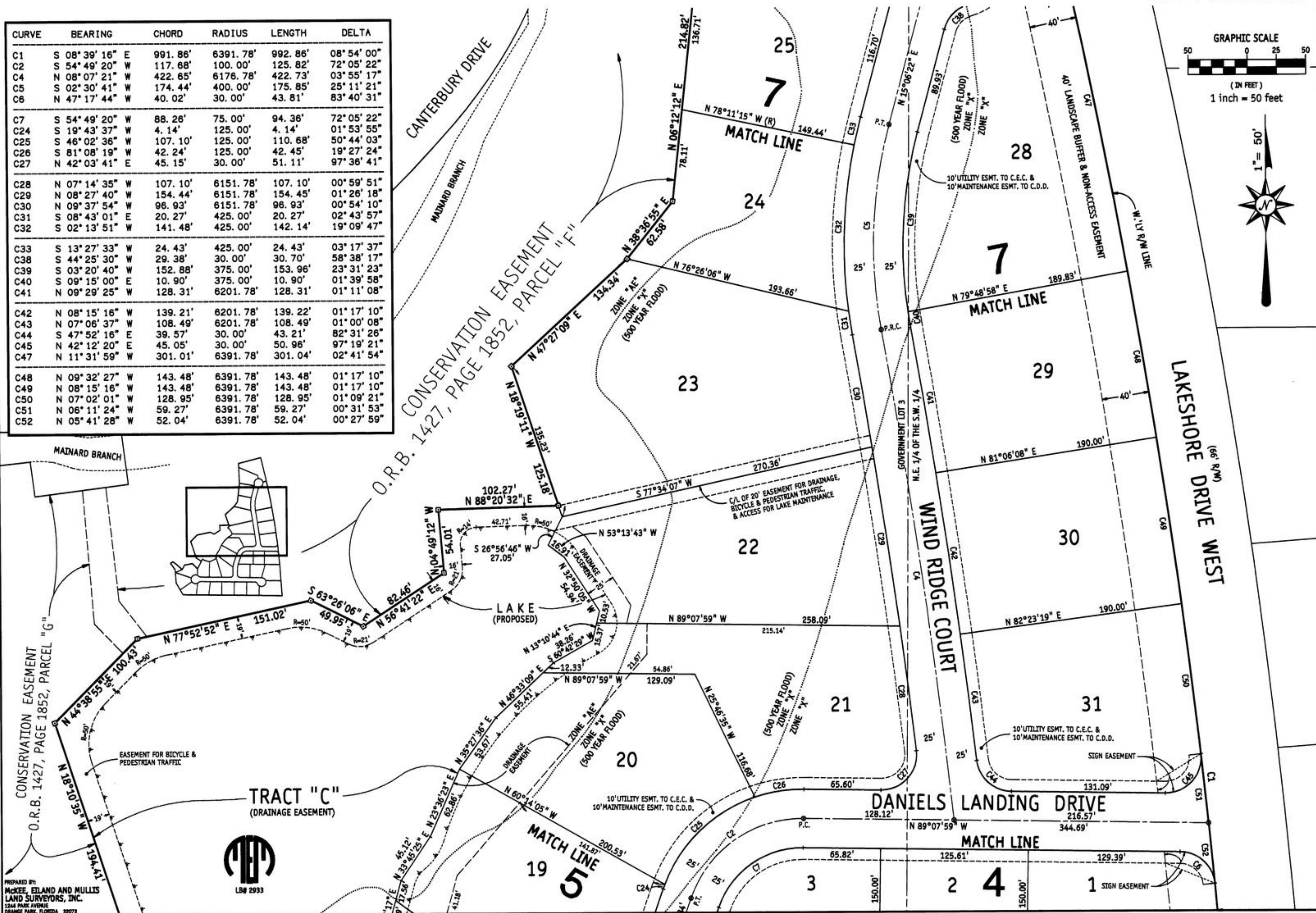
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SHEET 6 OF 7 SHEETS

29829_Daniels.dwg Friday - May 03, 2002 02:19PM * View: 3 *
"TYPE 1 SUBDIVISION"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 feet



DANIELS LANDING AT EAGLE HARBOR

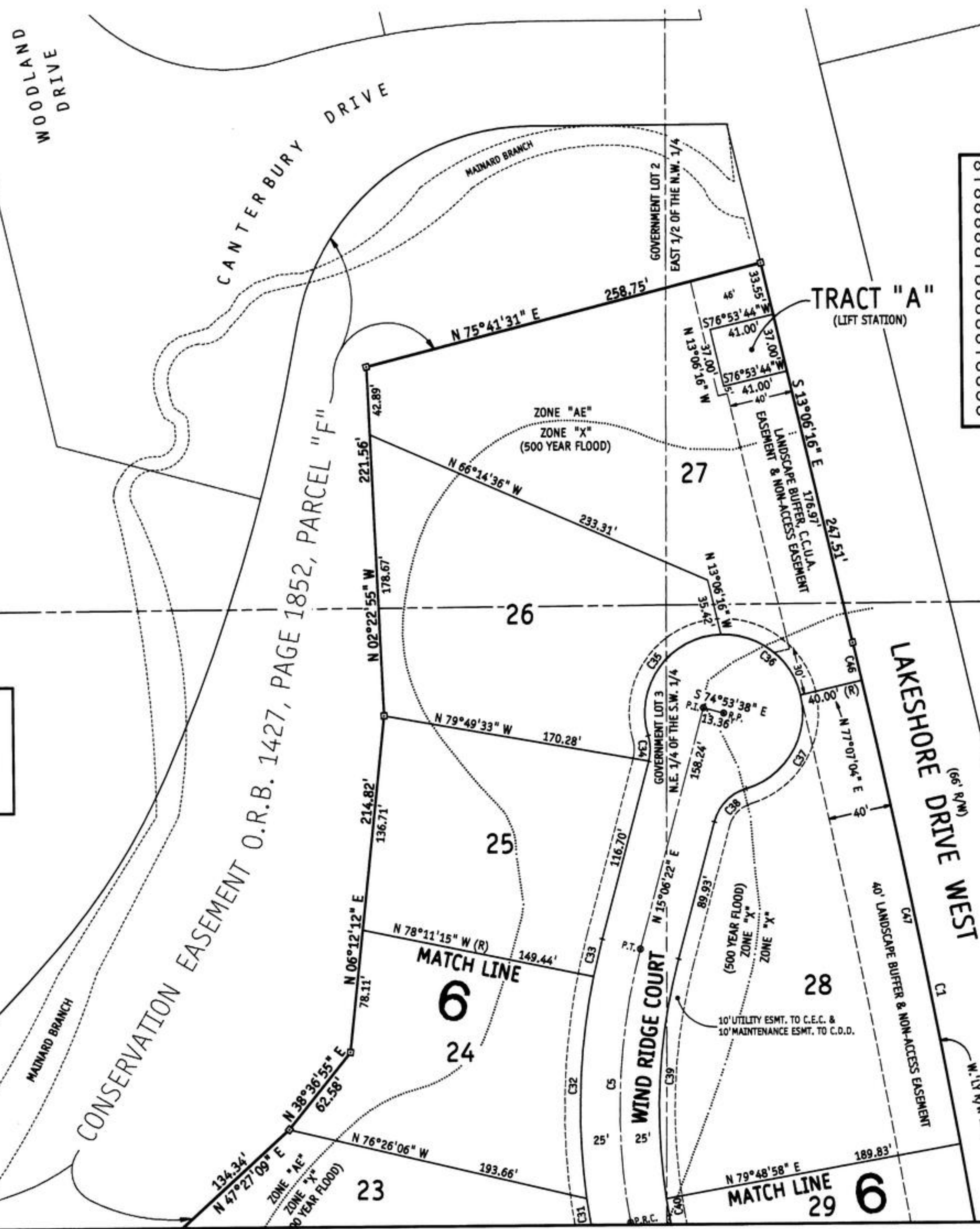
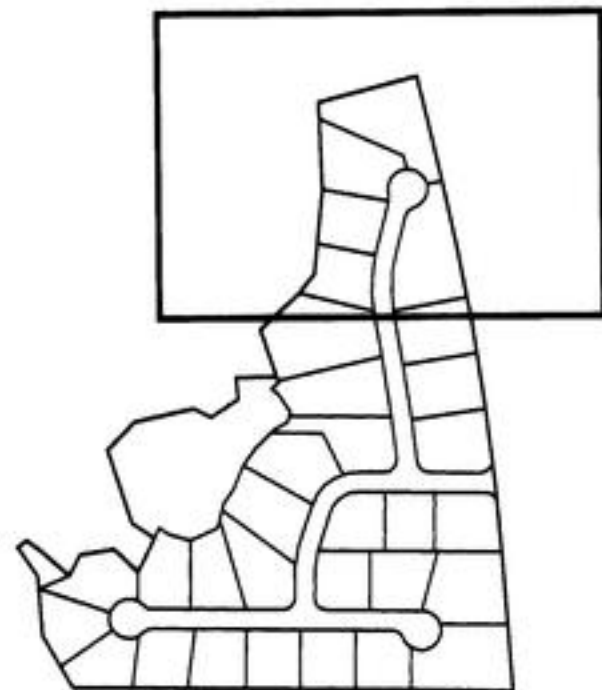
PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

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SHEET 7 OF 7 SHEETS

29829_Daniels.dwg Friday - May 03, 2002 02:20PM * View: 4 *
"TYPE 1 SUBDIVISION"



CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S 08° 39' 16" E	991.86'	6391.78'	992.86'	08° 54' 00"
C5	S 02° 30' 41" W	174.44'	400.00'	175.85'	25° 11' 21"
C31	S 08° 43' 01" E	20.27'	425.00'	20.27'	02° 43' 57"
C32	S 02° 13' 51" W	141.48'	425.00'	142.14'	19° 09' 47"
C33	S 13° 27' 33" W	24.43'	425.00'	24.43'	03° 17' 37"
C34	N 00° 32' 19" W	16.18'	30.00'	16.38'	31° 17' 21"
C35	S 36° 09' 09" W	79.16'	50.00'	91.34'	104° 40' 16"
C36	N 52° 11' 50" W	63.36'	50.00'	68.62'	78° 37' 47"
C37	N 30° 25' 51" E	68.60'	50.00'	75.60'	86° 37' 35"
C38	S 44° 25' 30" W	29.38'	30.00'	30.70'	58° 38' 17"
C39	S 03° 20' 40" W	152.88'	375.00'	153.96'	23° 31' 23"
C40	S 09° 15' 00" E	10.90'	375.00'	10.90'	01° 39' 58"
C46	N 12° 59' 36" W	24.78'	6391.78'	24.78'	00° 13' 20"
C47	N 11° 31' 59" W	301.01'	6391.78'	301.04'	02° 41' 54"



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