

EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 17

SHEET 1 OF 11 SHEETS

31270cap.dwg Sunday - Mar 09, 2003 12:58PM * View: Model *

"TYPE 1 SUBDIVISION"

CAPTION

A PARCEL OF LAND SITUATED IN SECTIONS 6 AND 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE ON THE EASTERLY LINE THEREOF RUN SOUTH 06 DEGREES 35 MINUTES 17 SECONDS WEST 1210.10 FEET; THENCE NORTH 83 DEGREES 24 MINUTES 43 SECONDS WEST 236.86 FEET; THENCE NORTH 06 DEGREES 35 MINUTES 17 SECONDS EAST 42.43 FEET; THENCE NORTH 83 DEGREES 24 MINUTES 43 SECONDS WEST 99.06 FEET; THENCE NORTH 47 DEGREES 09 MINUTES 17 SECONDS WEST 61.75 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 55 SECONDS WEST 28.13 FEET; THENCE SOUTH 82 DEGREES 53 MINUTES 54 SECONDS WEST 142.64 FEET; THENCE NORTH 57 DEGREES 42 MINUTES 43 SECONDS WEST 107.28 FEET; THENCE SOUTH 78 DEGREES 38 MINUTES 31 SECONDS WEST 167.29 FEET; THENCE NORTH 23 DEGREES 54 MINUTES 10 SECONDS WEST 13.54 FEET; THENCE NORTH 22 DEGREES 08 MINUTES 25 SECONDS WEST 58.13 FEET; THENCE NORTH 07 DEGREES 03 MINUTES 26 SECONDS EAST 32.72 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 59 SECONDS EAST 28.28 FEET; THENCE NORTH 73 DEGREES 49 MINUTES 51 SECONDS EAST 58.95 FEET; THENCE NORTH 52 DEGREES 36 MINUTES 28 SECONDS EAST 68.23 FEET; THENCE NORTH 38 DEGREES 35 MINUTES 33 SECONDS EAST 58.96 FEET; THENCE NORTH 31 DEGREES 21 MINUTES 15 SECONDS EAST 69.81 FEET; THENCE NORTH 12 DEGREES 52 MINUTES 49 SECONDS WEST 47.27 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 36.35 FEET; THENCE NORTH 19 DEGREES 58 MINUTES 19 SECONDS EAST 41.70 FEET; THENCE NORTH 82 DEGREES 11 MINUTES 01 SECONDS EAST 85.54 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS EAST 46.90 FEET; THENCE NORTH 73 DEGREES 19 MINUTES 27 SECONDS EAST 52.97 FEET; THENCE NORTH 16 DEGREES 40 MINUTES 05 SECONDS EAST 46.66 FEET; THENCE NORTH 16 DEGREES 55 MINUTES 04 SECONDS EAST 21.54 FEET; THENCE NORTH 43 DEGREES 53 MINUTES 31 SECONDS EAST 26.17 FEET; THENCE NORTH 72 DEGREES 45 MINUTES 26 SECONDS EAST 65.92 FEET; THENCE NORTH 07 DEGREES 19 MINUTES 08 SECONDS EAST 43.17 FEET; THENCE NORTH 42 DEGREES 20 MINUTES 11 SECONDS EAST 40.81 FEET; THENCE NORTH 25 DEGREES 54 MINUTES 29 SECONDS EAST 47.58 FEET; THENCE NORTH 01 DEGREE 36 MINUTES 03 SECONDS EAST 38.22 FEET; THENCE NORTH 03 DEGREES 26 MINUTES 09 SECONDS EAST 14.52 FEET; THENCE NORTH 52 DEGREES 24 MINUTES 51 SECONDS EAST 15.98 FEET; THENCE NORTH 30 DEGREES 15 MINUTES 24 SECONDS EAST 36.35 FEET; THENCE NORTH 50 DEGREES 51 MINUTES 04 SECONDS EAST 42.45 FEET; THENCE NORTH 29 DEGREES 09 MINUTES 48 SECONDS EAST 54.54 FEET; THENCE NORTH 14 DEGREES 51 MINUTES 48 SECONDS EAST 48.65 FEET; THENCE NORTH 04 DEGREES 10 MINUTES 18 SECONDS WEST 47.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 56 SECONDS EAST 43.51 FEET; THENCE NORTH 09 DEGREES 42 MINUTES 33 SECONDS WEST 47.02 FEET; THENCE NORTH 36 DEGREES 01 MINUTE 21 SECONDS WEST 54.22 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 25 SECONDS EAST 43.61 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 18 SECONDS WEST 52.28 FEET; THENCE NORTH 11 DEGREES 31 MINUTES 08 SECONDS WEST 101.93 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 55 SECONDS WEST 33.08 FEET; THENCE NORTH 41 DEGREES 25 MINUTES 52 SECONDS WEST 61.51 FEET; THENCE NORTH 03 DEGREES 10 MINUTES 23 SECONDS WEST 48.55 FEET; THENCE NORTH 36 DEGREES 51 MINUTES 21 SECONDS WEST 44.01 FEET; THENCE NORTH 20 DEGREES 17 MINUTES 55 SECONDS WEST 22.80 FEET; THENCE NORTH 33 DEGREES 07 MINUTES 49 SECONDS EAST 120.95 FEET; THENCE NORTH 74 DEGREES 34 MINUTES 08 SECONDS EAST 40.01 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 42 SECONDS EAST 31.62 FEET; THENCE NORTH 79 DEGREES 26 MINUTES 38 SECONDS EAST 27.93 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 38 SECONDS EAST 121.02 FEET; THENCE NORTH 72 DEGREES 14 MINUTES 21 SECONDS EAST 52.20 FEET; THENCE NORTH 69 DEGREES 29 MINUTES 54 SECONDS EAST 36.06 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 18 SECONDS EAST 45.01 FEET; THENCE NORTH 77 DEGREES 08 MINUTES 50 SECONDS EAST 43.93 FEET; THENCE SOUTH 82 DEGREES 19 MINUTES 00 SECONDS EAST 28.72 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 18 SECONDS EAST 25.00 FEET; THENCE NORTH 36 DEGREES 59 MINUTES 42 SECONDS EAST 69.99 FEET;

(CONTINUED)

Total number of lots = 113
Total number of tracts = 8

44.951 acres ±
CURRENT ZONING: P.U.D.

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

CAPTION (CONTINUED)

THENCE NORTH 37 DEGREES 11 MINUTES 33 SECONDS WEST 29.19 FEET; THENCE NORTH 21 DEGREES 32 MINUTES 02 SECONDS EAST 25.43 FEET; THENCE NORTH 37 DEGREES 16 MINUTES 51 SECONDS EAST 34.86 FEET; THENCE NORTH 69 DEGREES 11 MINUTES 47 SECONDS WEST 26.07 FEET; THENCE NORTH 04 DEGREES 19 MINUTES 35 SECONDS EAST 142.65 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 31 SECONDS EAST 15.41 FEET; THENCE NORTH 34 DEGREES 42 MINUTES 01 SECONDS WEST 82.96 FEET; THENCE NORTH 09 DEGREES 26 MINUTES 12 SECONDS WEST 119.25 FEET; THENCE NORTH 27 DEGREES 28 MINUTES 18 SECONDS WEST 58.04 FEET; THENCE NORTH 32 DEGREES 10 MINUTES 08 SECONDS WEST 70.00 FEET; THENCE NORTH 01 DEGREE 58 MINUTES 05 SECONDS EAST 66.50 FEET; THENCE NORTH 28 DEGREES 13 MINUTES 14 SECONDS WEST 80.91 FEET; THENCE NORTH 82 DEGREES 31 MINUTES 06 SECONDS WEST 25.81 FEET; THENCE NORTH 29 DEGREES 40 MINUTES 54 SECONDS WEST 58.05 FEET; THENCE NORTH 26 DEGREES 21 MINUTES 11 SECONDS WEST 70.43 FEET; THENCE NORTH 40 DEGREES 55 MINUTES 12 SECONDS WEST 53.24 FEET; THENCE NORTH 39 DEGREES 05 MINUTES 59 SECONDS WEST 87.86 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 02 SECONDS EAST 11.38 FEET; THENCE NORTH 19 DEGREES 15 MINUTES 33 SECONDS WEST 48.21 FEET; THENCE NORTH 15 DEGREES 59 MINUTES 27 SECONDS WEST 22.40 FEET; THENCE NORTH 39 DEGREES 01 MINUTE 37 SECONDS WEST 50.55 FEET; THENCE SOUTH 85 DEGREES 30 MINUTES 38 SECONDS WEST 44.78 FEET; THENCE NORTH 58 DEGREES 18 MINUTES 08 SECONDS WEST 80.12 FEET; THENCE NORTH 38 DEGREES 33 MINUTES 25 SECONDS WEST 90.39 FEET; THENCE NORTH 12 DEGREES 49 MINUTES 27 SECONDS WEST 59.63 FEET; THENCE NORTH 21 DEGREES 05 MINUTES 23 SECONDS WEST 43.08 FEET; THENCE NORTH 08 DEGREES 36 MINUTES 29 SECONDS WEST 28.70 FEET; THENCE NORTH 55 DEGREES 46 MINUTES 41 SECONDS EAST 42.98 FEET; THENCE NORTH 11 DEGREES 30 MINUTES 31 SECONDS EAST 49.09 FEET; THENCE NORTH 11 DEGREES 05 MINUTES 22 SECONDS EAST 50.98 FEET; THENCE NORTH 35 DEGREES 29 MINUTES 25 SECONDS EAST 43.81 FEET; THENCE NORTH 38 DEGREES 52 MINUTES 45 SECONDS EAST 70.62 FEET; THENCE NORTH 26 DEGREES 38 MINUTES 18 SECONDS EAST 43.83 FEET; THENCE NORTH 40 DEGREES 56 MINUTES 27 SECONDS EAST 52.91 FEET; THENCE NORTH 79 DEGREES 34 MINUTES 55 SECONDS EAST 44.41 FEET; THENCE NORTH 34 DEGREES 42 MINUTES 40 SECONDS EAST 107.97 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 39 SECONDS EAST 140.35 FEET; THENCE NORTH 86 DEGREES 11 MINUTES 54 SECONDS EAST 53.67 FEET; THENCE SOUTH 58 DEGREES 21 MINUTES 48 SECONDS EAST 84.90 FEET; THENCE NORTH 73 DEGREES 03 MINUTES 19 SECONDS EAST 78.89 FEET; THENCE SOUTH 50 DEGREES 43 MINUTES 56 SECONDS EAST 56.32 FEET; THENCE SOUTH 45 DEGREES 36 MINUTES 21 SECONDS EAST 82.39 FEET; THENCE SOUTH 80 DEGREES 53 MINUTES 47 SECONDS EAST 38.22 FEET; THENCE SOUTH 48 DEGREES 47 MINUTES 14 SECONDS EAST 82.97 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 12 SECONDS EAST 61.10 FEET TO THE EASTERLY LINE OF SAID SECTION 8; THENCE ON LAST SAID LINE SOUTH 04 DEGREES 19 MINUTES 35 SECONDS WEST 782.77 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 237, PAGE 674 THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE NORTH LINE THEREOF NORTH 89 DEGREES 12 MINUTES 42 SECONDS EAST 1852.37 FEET TO THE WESTERLY LINE OF OLD HARD ROAD; THENCE ON LAST SAID LINE SOUTH 18 DEGREES 51 MINUTES 14 SECONDS EAST 84.15 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 237, PAGE 674; THENCE ON LAST SAID LINE SOUTH 89 DEGREES 12 MINUTES 42 SECONDS WEST 1885.63 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ON SAID EASTERLY LINE OF SECTION 8 SOUTH 04 DEGREES 19 MINUTES 35 SECONDS WEST 1113.79 FEET TO THE POINT OF BEGINNING, BEING 44.951 ACRES, MORE OR LESS, IN AREA.

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 1-11, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 19th 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 EAGLE 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, LANE, WAY, COURTS, 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 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 BERM EASEMENT SHOWN HEREON IS DEDICATED TO CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND BLACK CREEK AT EAGLE HARBOR ASSOCIATION, INC. AND IS FOR THE PURPOSE OF PROTECTING THE BERM. THE NATURAL VEGETATIVE BUFFER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CROSSING AT FLEMING ISLAND COMMUNITY DISTRICT AND ITS SUCCESSORS AND BLACK CREEK AT EAGLE HARBOR ASSOCIATION, INC. AND ARE AREAS THAT ARE TO REMAIN UNDISTURBED BY LOT OWNERS.

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

(CONTINUED)

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, LANE, WAY OR COURTS; 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 AND D 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 THEREFOR. CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKES AND FILTRATION 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 EAGLE 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 SAID 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:

Johnnie L. Brown
WITNESS
Johnnie L. Brown
WITNESS
Johnnie L. Brown
WITNESS
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:
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
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

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.

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
MATTHEW A. GRIFFIS
FLORIDA REGISTRATION NO. 3743
2554 BLANDING BOULEVARD, SUITE "N"
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 Third
Atlantic Bonding Co., Inc.

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

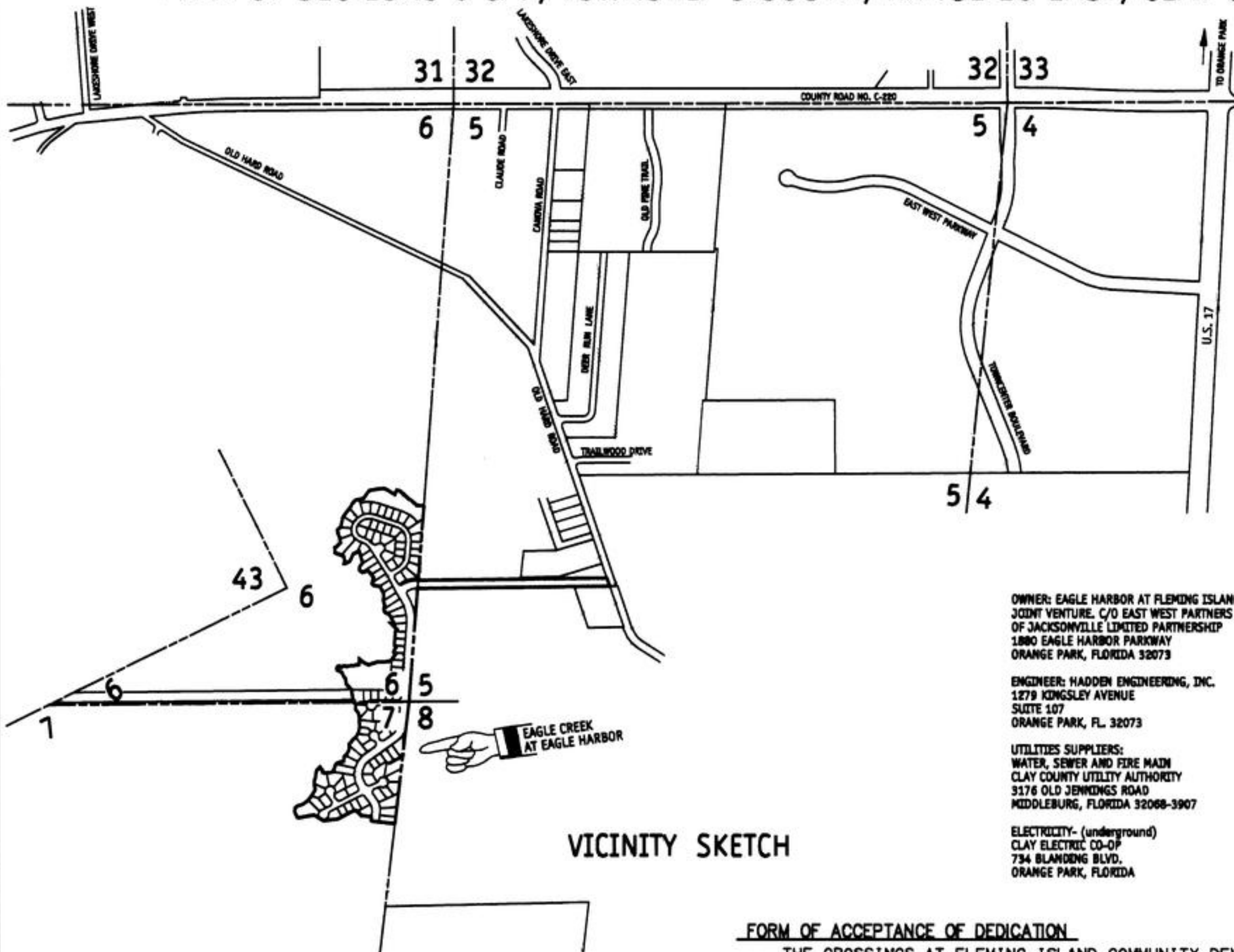
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EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 18
SHEET 2 OF 11 SHEETS

31270vic.dwg Sunday - Mar 09, 2003 01:05PM * View: Model *
"TYPE 1 SUBDIVISION"



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 JENKINS ROAD
MIDDLEBURG, FLORIDA 32068-3907

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

VICINITY SKETCH

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 AND 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 1418, PAGE 545 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

SIGNED THIS 19 DAY OF March, 2003.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

WITNESS
Jack Healan
PRINT NAME

WITNESS
Ronald E. Kohn
PRINT NAME

BY: JFg
JOHN F. CONROY, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 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. DD031512
MY COMMISSION EXPIRES: June 23, 2005



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:

WITNESS
Cole H. S. Robell
PRINT NAME
WITNESS
Kenna L. Green
PRINT NAME

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 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
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

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.

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
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD 031074
MY COMMISSION EXPIRES: JULY 20, 2005



SIGNED IN THE PRESENCE OF:

WITNESS
Jack Healan
PRINT NAME
WITNESS
Ronald E. Kohn
PRINT NAME

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

BY: JFg
JOHN F. CONROY, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 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. DD031512
MY COMMISSION EXPIRES: June 23, 2005



PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1348 HEDGECOCK RD., 17
ORANGE PARK, FLORIDA

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 2 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, 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 27th DAY OF August, 2003.

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



EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

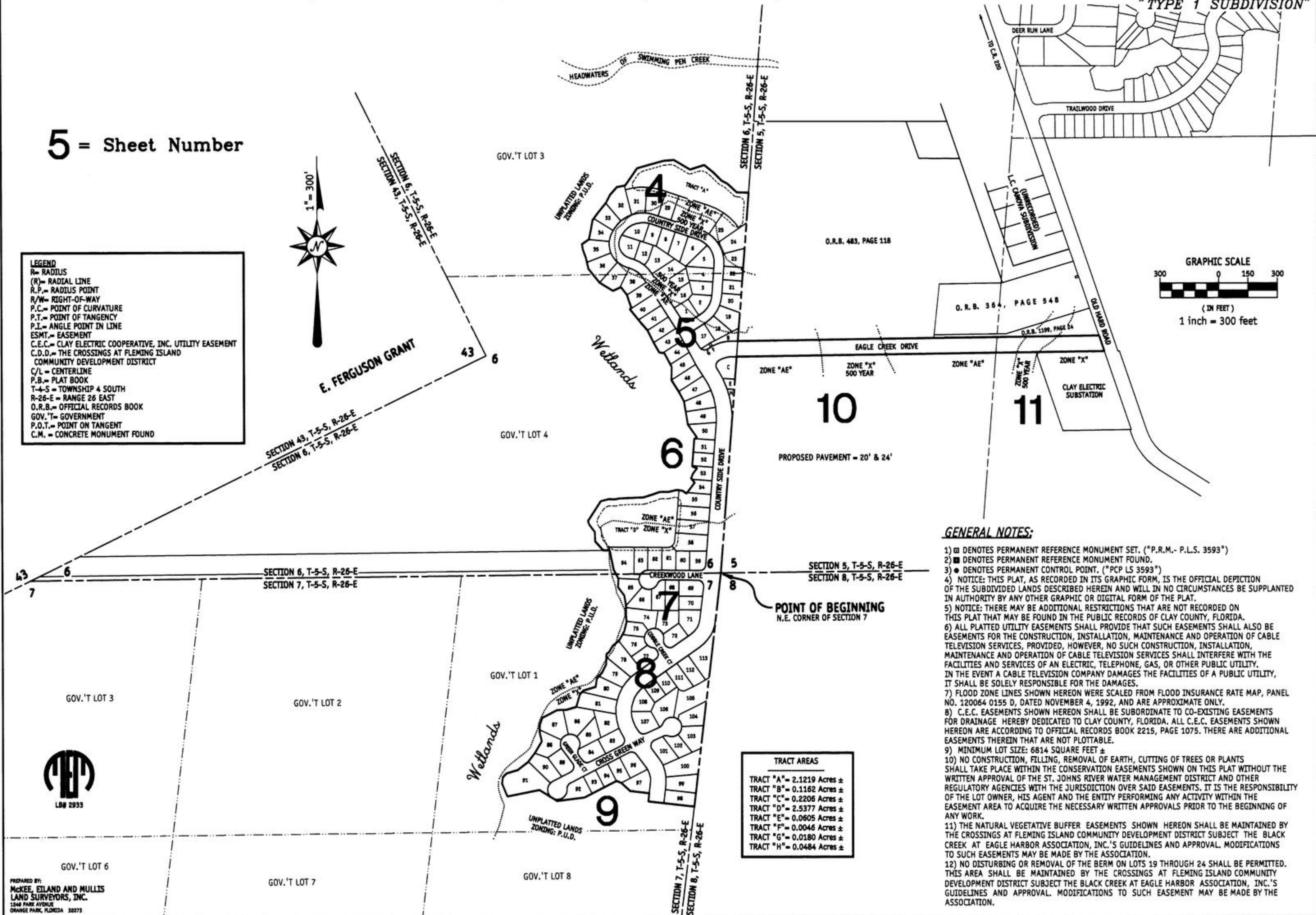
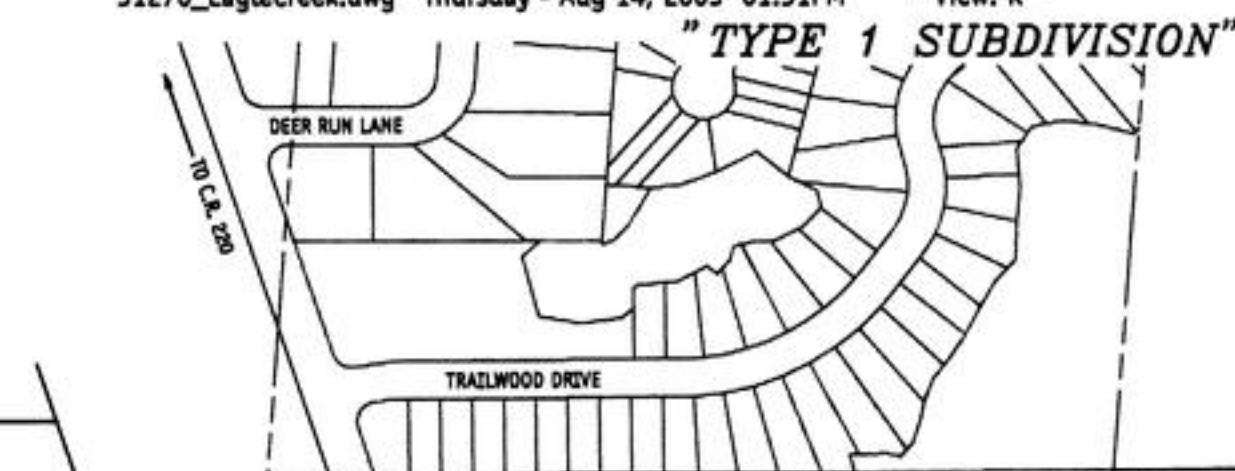
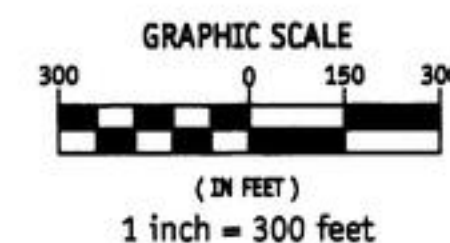
PLAT BOOK 42 PAGE 19

SHEET 3 OF 11 SHEETS

31270_EagleCreek.dwg Thursday - Aug 14, 2003 01:51PM * View: K *

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.L.= 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
P.O.T.= POINT ON TANGENT
C.M.= CONCRETE MONUMENT FOUND



GENERAL NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M.- P.L.S. 3593")
- 2) ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND.
- 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 1075. THERE ARE ADDITIONAL EASEMENTS THEREIN THAT ARE NOT PLOTTABLE.
- 9) MINIMUM LOT SIZE: 6814 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.
- 11) THE NATURAL VEGETATIVE BUFFER EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT SUBJECT THE BLACK CREEK AT EAGLE HARBOR ASSOCIATION, INC.'S GUIDELINES AND APPROVAL. MODIFICATIONS TO SUCH EASEMENTS MAY BE MADE BY THE ASSOCIATION.
- 12) NO DISTURBING OR REMOVAL OF THE BERM ON LOTS 19 THROUGH 24 SHALL BE PERMITTED. THIS AREA SHALL BE MAINTAINED BY THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT SUBJECT THE BLACK CREEK AT EAGLE HARBOR ASSOCIATION, INC.'S GUIDELINES AND APPROVAL. MODIFICATIONS TO SUCH EASEMENT MAY BE MADE BY THE ASSOCIATION.

TRACT AREAS

TRACT "A"= 2.1219 Acres ±
TRACT "B"= 0.1162 Acres ±
TRACT "C"= 0.2206 Acres ±
TRACT "D"= 2.5377 Acres ±
TRACT "E"= 0.0605 Acres ±
TRACT "F"= 0.0046 Acres ±
TRACT "G"= 0.0180 Acres ±
TRACT "H"= 0.0484 Acres ±



SHEET 4 OF 11 SHEETS

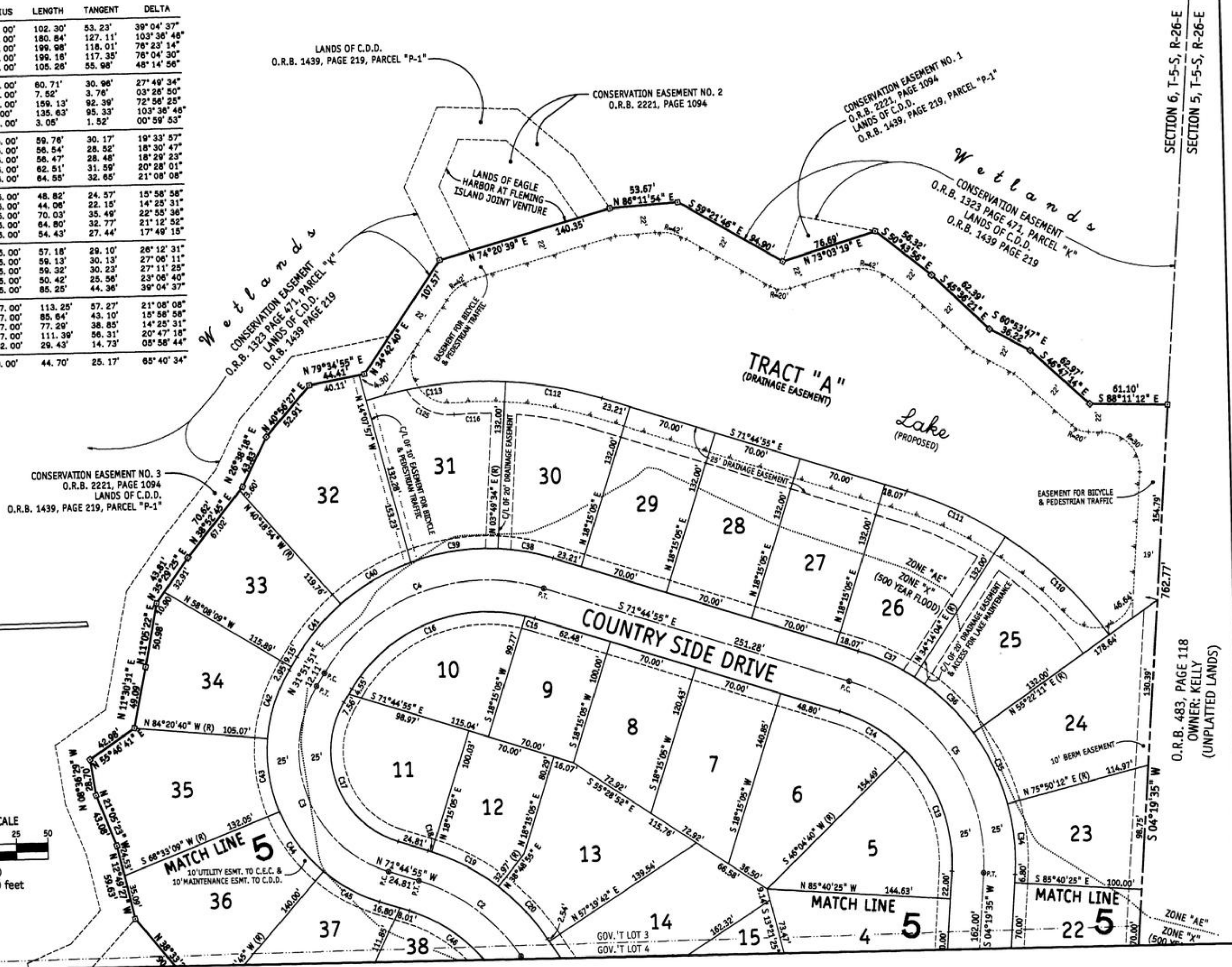
31270_EagleCreek.dwg Saturday - Aug 02, 2003 11:55AM

EAGLE CREEK AT EAGLE HARBOR
PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C2	N 52° 12' 36" W	100.33'	150.00'	102.30'	53.23'	39° 04' 37"
C3	S 19° 56' 32" E	157.19'	100.00'	180.84'	127.11'	103° 36' 46"
C4	S 70° 03' 28" W	185.50'	150.00'	199.98'	118.01'	76° 23' 14"
C5	N 33° 42' 40" W	184.85'	150.00'	199.16'	117.35'	76° 04' 30"
C13	N 19° 47' 53" W	102.18'	125.00'	105.26'	55.98'	48° 14' 56"
C14	N 57° 50' 08" W	60.11'	125.00'	60.71'	30.98'	27° 49' 34"
C15	N 73° 28' 19" W	7.52'	125.00'	7.52'	3.76'	03° 26' 50"
C16	S 68° 20' 03" W	148.60'	125.00'	159.13'	92.39'	72° 56' 25"
C17	S 19° 56' 32" E	117.89'	75.00'	135.63'	95.33'	103° 36' 46"
C18	N 71° 14' 58" W	3.05'	175.00'	3.05'	1.52'	00° 59' 53"
C19	N 60° 58' 03" W	59.47'	175.00'	59.76'	30.17'	19° 33' 57"
C20	N 41° 55' 41" W	56.30'	175.00'	56.54'	28.52'	18° 30' 47"
C34	N 04° 55' 08" W	56.23'	175.00'	56.47'	28.48'	18° 29' 23"
C35	N 24° 23' 48" W	62.18'	175.00'	62.51'	31.59'	20° 28' 01"
C36	N 45° 11' 53" W	64.19'	175.00'	64.55'	32.65'	21° 08' 08"
C37	N 63° 45' 28" W	48.66'	175.00'	48.82'	24.57'	15° 58' 58"
C38	N 78° 57' 40" W	43.94'	175.00'	44.06'	22.15'	14° 25' 31"
C39	S 82° 21' 46" W	69.56'	175.00'	70.03'	35.49'	22° 55' 36"
C40	S 80° 17' 32" W	64.43'	175.00'	64.80'	32.77'	21° 12' 52"
C41	S 40° 46' 29" W	54.21'	175.00'	54.43'	27.44'	17° 49' 15"
C42	S 18° 45' 38" W	56.68'	125.00'	57.18'	29.10'	26° 12' 31"
C43	S 07° 53' 45" E	58.58'	125.00'	59.13'	30.13'	27° 06' 11"
C44	S 35° 02' 33" E	58.78'	125.00'	59.32'	30.23'	27° 11' 25"
C45	S 60° 11' 35" E	50.08'	125.00'	50.42'	25.56'	23° 06' 40"
C46	N 52° 12' 36" W	83.61'	125.00'	85.25'	44.36'	39° 04' 37"
C110	N 45° 11' 53" W	112.61'	307.00'	113.25'	57.27'	21° 08' 08"
C111	N 63° 45' 28" W	85.36'	307.00'	85.64'	43.10'	15° 58' 58"
C112	N 78° 57' 40" W	77.09'	307.00'	77.29'	38.85'	14° 25' 31"
C113	S 83° 25' 56" W	110.78'	307.00'	111.39'	56.31'	20° 47' 18"
C116	S 88° 48' 16" W	29.41'	282.00'	29.43'	14.73'	05° 58' 44"
C125	S 61° 20' 49" E	42.30'	39.00'	44.70'	25.17'	65° 40' 34"



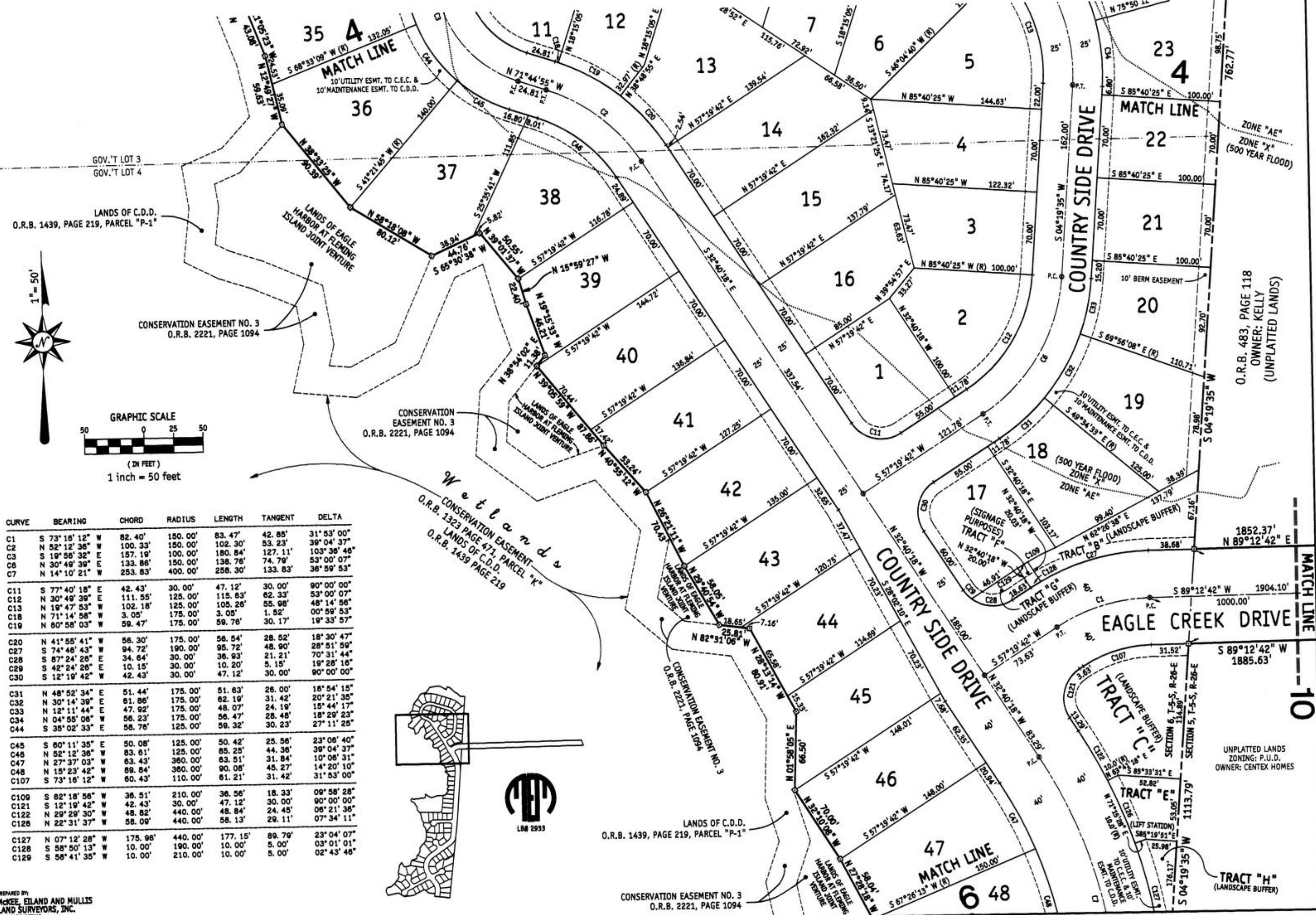
PREPARED BY:
McKEE, ETLAND AND MULLIS
LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA 32073



PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

SHEET 5 OF 11 SHEETS

31270_EagleCreek.dwg Saturday - Aug 02, 2003 11:56AM * View: 2 *
"TYPE 1 SUBDIVISION"

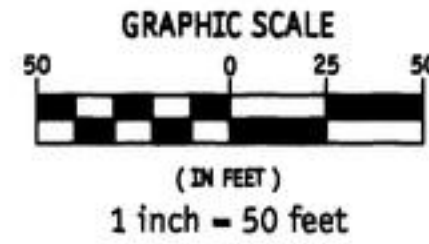


PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

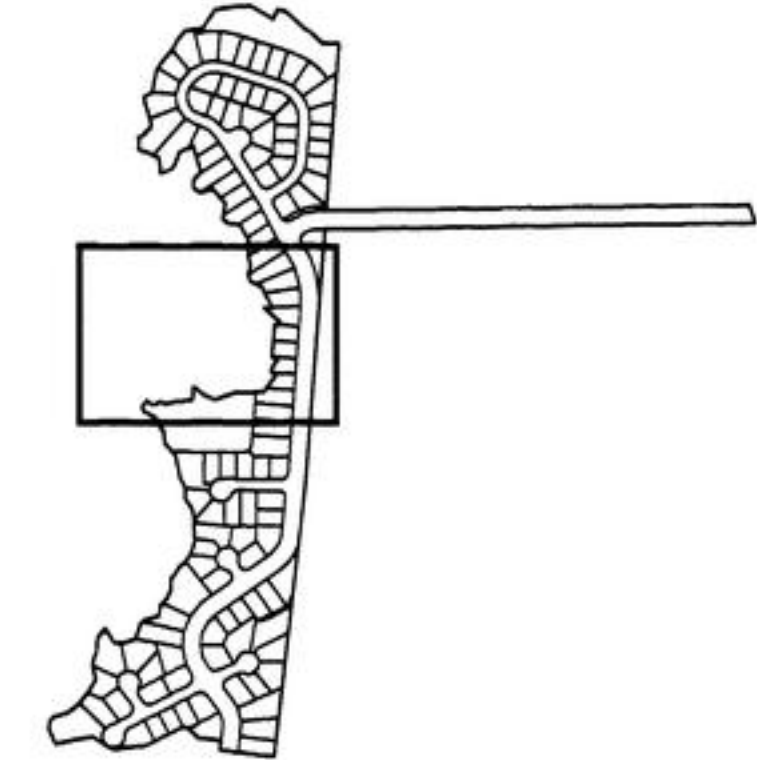
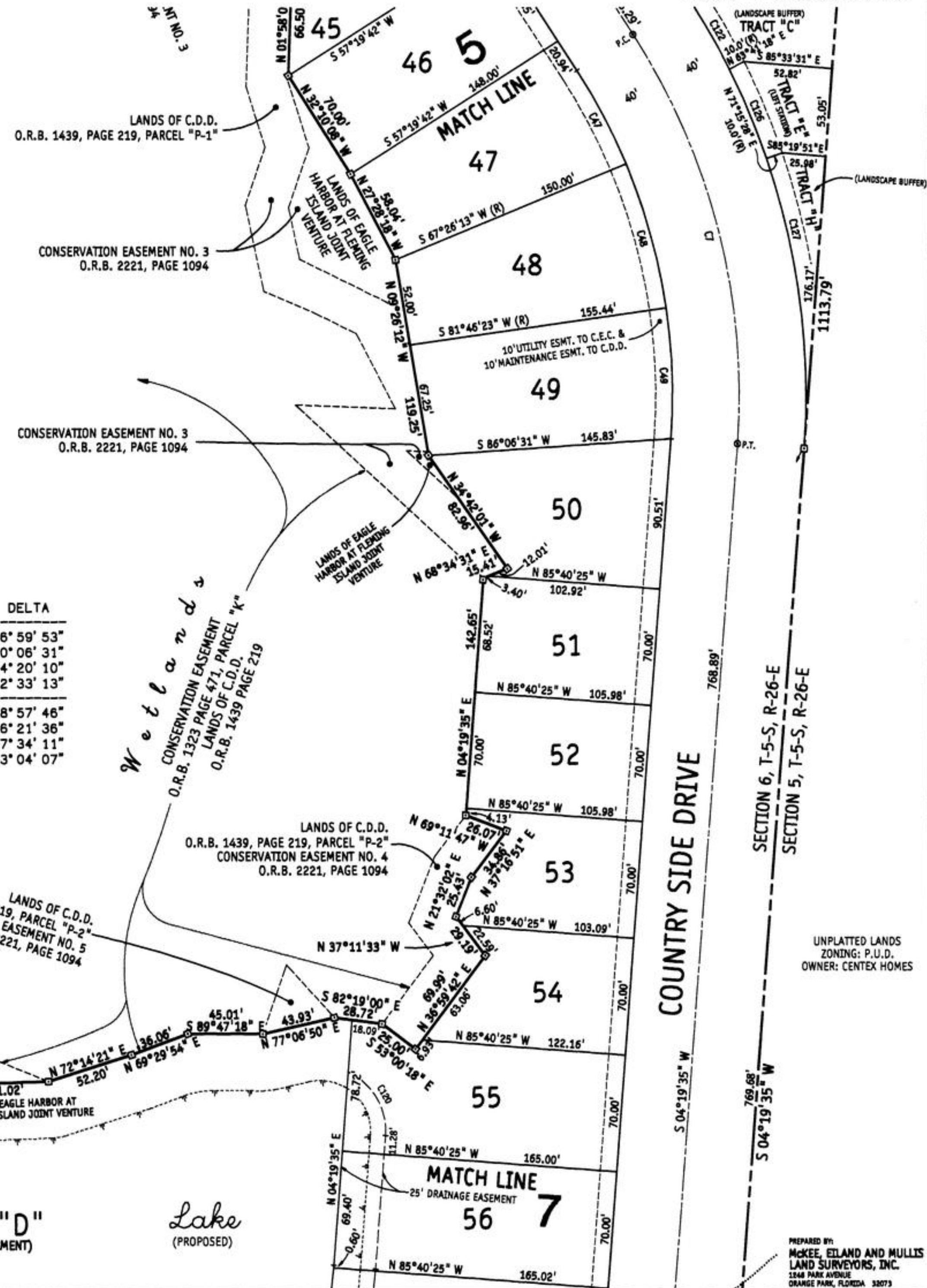
PAGE 22

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"TYPE 1 SUBDIVISION"



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C7	N 14° 10' 21" W	253. 83'	400. 00'	258. 30'	133. 83'	36° 59' 53"
C47	N 27° 37' 03" W	63. 43'	360. 00'	63. 51'	31. 84'	10° 06' 31"
C48	N 15° 23' 42" W	89. 84'	360. 00'	90. 08'	45. 27'	14° 20' 10"
C49	N 01° 57' 01" W	78. 72'	360. 00'	78. 88'	39. 60'	12° 33' 13"
C120	N 30° 09' 18" W	44. 16'	39. 00'	46. 94'	26. 79'	68° 57' 46"
C122	N 29° 29' 30" W	48. 82'	440. 00'	48. 84'	24. 45'	06° 21' 36"
C126	N 22° 31' 37" W	58. 09'	440. 00'	58. 13'	29. 11'	07° 34' 11"
C127	N 07° 12' 28" W	175. 96'	440. 00'	177. 15'	89. 79'	23° 04' 07"



PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
 1248 PARK AVENUE
 ORANGE PARK, FLORIDA 32073

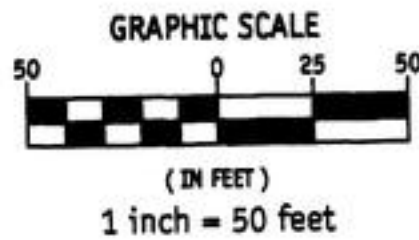
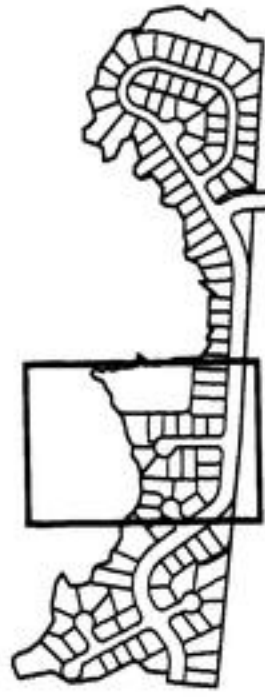
EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 23

SHEET 7 OF 11 SHEETS

31270_EagleCreek.dwg Saturday - Aug 02, 2003 12:07PM * View: 4 *
"TYPE 1 SUBDIVISION"



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C8	N 30° 40' 18" E	122.42'	150.00'	126.10'	67.05'	48° 09' 59"
C50	N 47° 28' 13" E	41.00'	30.00'	45.15'	28.08'	88° 13' 16"
C51	S 87° 29' 47" W	5.32'	50.00'	5.33'	2.67'	06° 08' 09"
C54	N 47° 27' 59" E	42.09'	50.00'	43.45'	23.20'	49° 47' 20"
C55	S 56° 33' 35" W	33.54'	30.00'	35.59'	20.23'	67° 58' 32"
C56	S 23° 02' 51" E	43.51'	50.00'	45.02'	24.16'	51° 35' 05"
C57	S 78° 14' 22" E	49.09'	50.00'	51.31'	28.17'	58° 47' 58"
C58	N 41° 25' 56" W	44.80'	30.00'	50.29'	33.34'	98° 02' 25"
C59	N 30° 40' 18" E	89.77'	110.00'	92.47'	49.17'	48° 09' 59"
C60	S 80° 14' 44" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C61	S 11° 57' 43" E	23.72'	30.00'	24.38'	12.91'	48° 34' 03"
C62	N 05° 59' 39" W	29.76'	50.00'	30.22'	15.59'	34° 37' 57"
C63	N 52° 28' 52" W	48.74'	50.00'	50.91'	27.91'	58° 20' 28"
C64	S 75° 38' 04" W	38.61'	50.00'	39.64'	20.93'	45° 25' 40"
C65	S 29° 39' 36" W	39.49'	50.00'	40.60'	21.49'	46° 31' 17"
C66	S 20° 23' 26" E	45.07'	50.00'	46.78'	25.25'	53° 34' 48"
C67	S 64° 29' 49" E	29.76'	50.00'	30.22'	15.59'	34° 37' 57"
C68	N 58° 31' 46" W	23.72'	30.00'	24.38'	12.91'	48° 34' 03"
C106	N 30° 40' 18" E	155.08'	190.00'	159.73'	84.92'	48° 09' 59"
C114	S 58° 35' 42" W	43.60'	50.00'	45.12'	24.22'	51° 42' 01"
C115	S 17° 44' 42" W	25.88'	50.00'	26.18'	13.40'	30° 00' 00"
C117	N 70° 49' 59" E	22.94'	34.00'	23.40'	12.18'	39° 25' 45"
C118	N 28° 28' 59" E	26.17'	34.00'	26.86'	14.18'	45° 16' 15"

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

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

TRACT "D"
(DRAINAGE EASEMENT)

Lake
(PROPOSED)

CREEKWOOD LANE

COBBLE CREEK COURT

6 55
MATCH LINE
25' DRAINAGE EASEMENT
56

57

58

64

63

62

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76

COUNTRY SIDE DRIVE

SECTION 6, T-5-S, R-26-E
SECTION 5, T-5-S, R-26-E

UNPLATTED LANDS
ZONING: P.U.D.
OWNER: CENTEX HOMES

FOUND OLD ROUND
NAVY C.M. WITH
RAILROAD SPIKE
IN CENTER

POINT OF BEGINNING
N.E. CORNER OF SECTION 7

SECTION 7, T-5-S, R-26-E
SECTION 8, T-5-S, R-26-E
(BASIS OF BEARINGS: O.R.B. 1323, PAGE 471)

UNPLATTED LANDS
ZONING: P.U.D.
OWNER: CENTEX HOMES

PREPARED BY:
McKEE, EILAND AND MULLIS
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1246 PARK AVENUE
ORANGE PARK, FLORIDA 32073

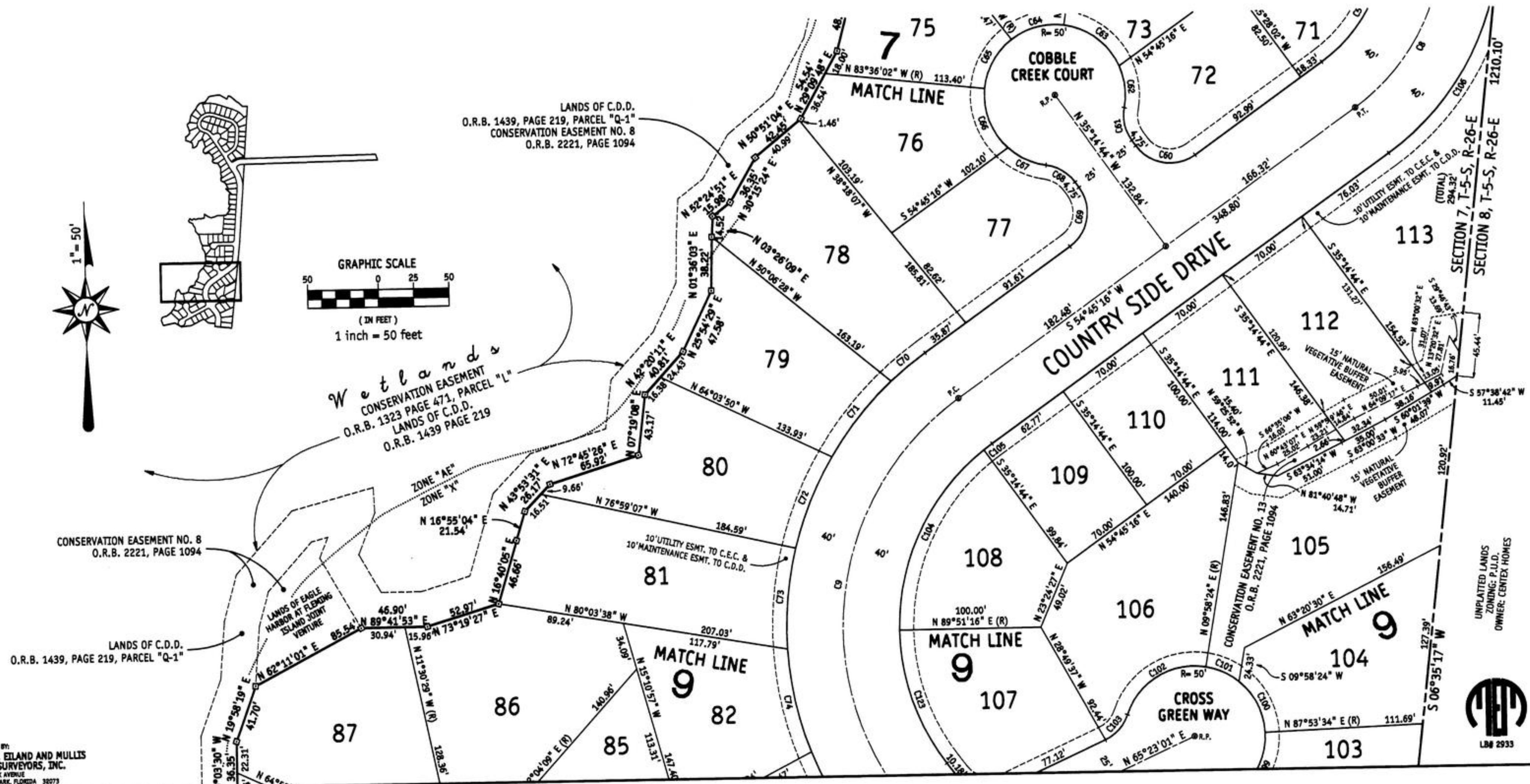
EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

31270_EagleCreek.dwg Thursday - Aug 14, 2003 01:49PM * View: 5 *
"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C8	N 30° 40' 16" E	122.42'	150.00'	126.10'	67.05'	48° 09' 59"
C9	S 08° 59' 19" W	286.60'	200.00'	319.51'	205.42'	91° 31' 54"
C59	N 30° 40' 16" E	89.77'	110.00'	92.47'	49.17'	48° 09' 59"
C60	S 80° 14' 44" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C61	S 11° 57' 43" E	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C62	N 05° 59' 39" W	29.76'	50.00'	30.22'	15.59'	34° 37' 57"
C63	N 52° 28' 52" W	48.74'	50.00'	50.91'	27.91'	58° 20' 28"
C64	S 75° 38' 04" W	38.61'	50.00'	39.64'	20.93'	45° 25' 40"
C65	S 29° 39' 36" W	39.49'	50.00'	40.60'	21.49'	46° 31' 17"
C66	S 20° 23' 26" E	45.07'	50.00'	46.76'	25.25'	53° 34' 48"
C67	S 64° 29' 49" E	29.76'	50.00'	30.22'	15.59'	34° 37' 57"
C68	N 58° 31' 46" W	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C69	N 09° 45' 16" E	42.43'	30.00'	47.12'	30.00'	90° 00' 00"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C70	S 51° 01' 15" W	31.26'	240.00'	31.28'	15.66'	07° 28' 02"
C71	S 39° 06' 32" W	68.28'	240.00'	68.52'	34.49'	16° 21' 24"
C72	S 22° 34' 24" W	69.76'	240.00'	70.01'	35.26'	16° 42' 51"
C73	S 05° 37' 26" W	71.71'	240.00'	71.98'	36.26'	17° 11' 04"
C74	S 11° 59' 20" E	75.26'	240.00'	75.57'	38.10'	18° 02' 28"
C99	N 24° 46' 26" E	45.21'	50.00'	46.92'	25.35'	53° 45' 44"
C100	N 26° 04' 01" W	40.61'	50.00'	41.82'	22.22'	47° 55' 10"
C101	N 65° 01' 36" W	25.88'	50.00'	26.18'	13.40'	30° 00' 00"
C102	S 59° 23' 41" W	65.05'	50.00'	70.82'	42.82'	81° 09' 25"
C103	N 42° 06' 00" E	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C104	S 26° 00' 36" W	141.06'	160.00'	146.08'	78.58'	52° 18' 40"
C105	S 53° 27' 36" W	7.23'	160.00'	7.23'	3.62'	02° 35' 20"
C106	N 30° 40' 16" E	155.06'	190.00'	159.73'	84.92'	48° 09' 59"
C123	S 18° 27' 41" E	100.56'	160.00'	102.30'	52.96'	36° 37' 55"



EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 25

SHEET 9 OF 11 SHEETS

31270_EagleCreek.dwg Thursday - Aug 14, 2003 01:34PM * View: 6 *
"TYPE 1 SUBDIVISION"

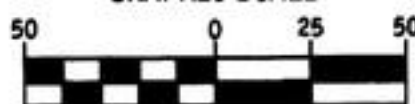
CONSERVATION EASEMENT NO. 8
O.R.B. 2221, PAGE 1094

LANDS OF C.D.D.
O.R.B. 1439, PAGE 219, PARCEL "Q-1"

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

ZONE "AE"
ZONE "X"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 feet

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C9	S 08°59'19" W	286.60'	200.00'	319.51'	205.42'	91°31'54"
C10	N 15°05'41" W	110.84'	150.00'	113.53'	59.64'	43°21'55"
C73	S 05°37'26" W	71.71'	240.00'	71.98'	36.26'	17°11'04"
C74	S 11°59'20" E	75.28'	240.00'	75.57'	38.10'	18°02'28"
C75	S 27°12'49" E	51.87'	240.00'	51.98'	26.09'	12°24'30"
C76	N 14°34'22" E	44.58'	30.00'	50.26'	33.31'	95°58'51"
C77	S 77°07'08" E	38.82'	30.00'	42.22'	25.46'	80°38'10"
C78	S 04°52'16" E	31.73'	30.00'	33.44'	18.69'	63°51'34"
C79	S 29°07'00" W	2.15'	30.00'	2.16'	1.08'	04°06'59"
C80	N 08°22'41" W	63.68'	50.00'	69.03'	41.29'	79°06'20"
C81	N 74°43'10" W	45.07'	50.00'	46.75'	25.24'	53°34'38"
C82	S 51°47'10" W	44.94'	50.00'	46.81'	25.15'	53°24'43"
C83	S 00°07'26" E	42.59'	50.00'	43.99'	23.53'	50°24'33"
C84	S 31°03'54" E	9.99'	50.00'	10.01'	5.02'	11°28'18"
C85	N 12°52'52" E	45.75'	30.00'	52.03'	35.35'	99°21'50"
C86	S 53°26'33" W	15.85'	50.00'	15.92'	8.03'	18°14'27"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C87	S 06°41'42" E	77.73'	50.00'	89.04'	61.78'	102°02'03"
C88	N 58°26'16" E	89.78'	50.00'	111.44'	101.84'	127°42'02"
C89	S 28°34'31" W	33.54'	30.00'	35.59'	20.23'	67°58'32"
C90	N 77°06'26" W	38.83'	30.00'	42.23'	25.47'	80°39'35"
C91	N 33°51'22" W	11.21'	110.00'	11.22'	5.61'	05°50'33"
C92	N 12°10'25" W	70.76'	110.00'	72.04'	37.36'	37°31'22"
C93	N 00°44'45" E	38.68'	190.00'	38.75'	19.44'	11°41'04"
C94	N 14°34'22" W	82.56'	190.00'	82.85'	31.71'	18°57'09"
C95	N 30°24'48" W	42.12'	190.00'	42.21'	21.19'	12°43'42"
C96	S 14°18'11" W	46.68'	30.00'	53.49'	37.15'	102°09'40"
C97	S 88°40'03" W	23.72'	30.00'	24.38'	12.91'	46°34'03"
C98	N 81°48'11" E	50.22'	50.00'	52.62'	29.04'	60°17'47"
C99	N 24°46'26" E	45.21'	50.00'	46.92'	25.35'	53°45'44"
C100	N 26°04'01" W	40.61'	50.00'	41.82'	22.22'	47°55'10"
C101	N 65°01'36" W	25.88'	50.00'	26.18'	13.40'	30°00'00"
C102	S 59°23'41" W	85.05'	50.00'	70.82'	42.82'	81°09'25"
C103	N 42°06'00" E	23.72'	30.00'	24.38'	12.91'	46°34'03"
C123	S 18°27'41" E	100.56'	160.00'	102.30'	52.96'	36°37'55"
C124	S 75°41'49" E	37.69'	30.00'	40.76'	24.22'	77°50'20"



PREPARED BY:
MCKEE, EDLAND AND MULLIS
LAND SURVEYORS, INC.
1346 PARK AVENUE
ORANGE PARK, FLORIDA 32073

EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 26

SHEET 10 OF 11 SHEETS

31270_EagleCreek.dwg Saturday - Aug 02, 2003 12:11PM * View: 7 *
"TYPE 1 SUBDIVISION"

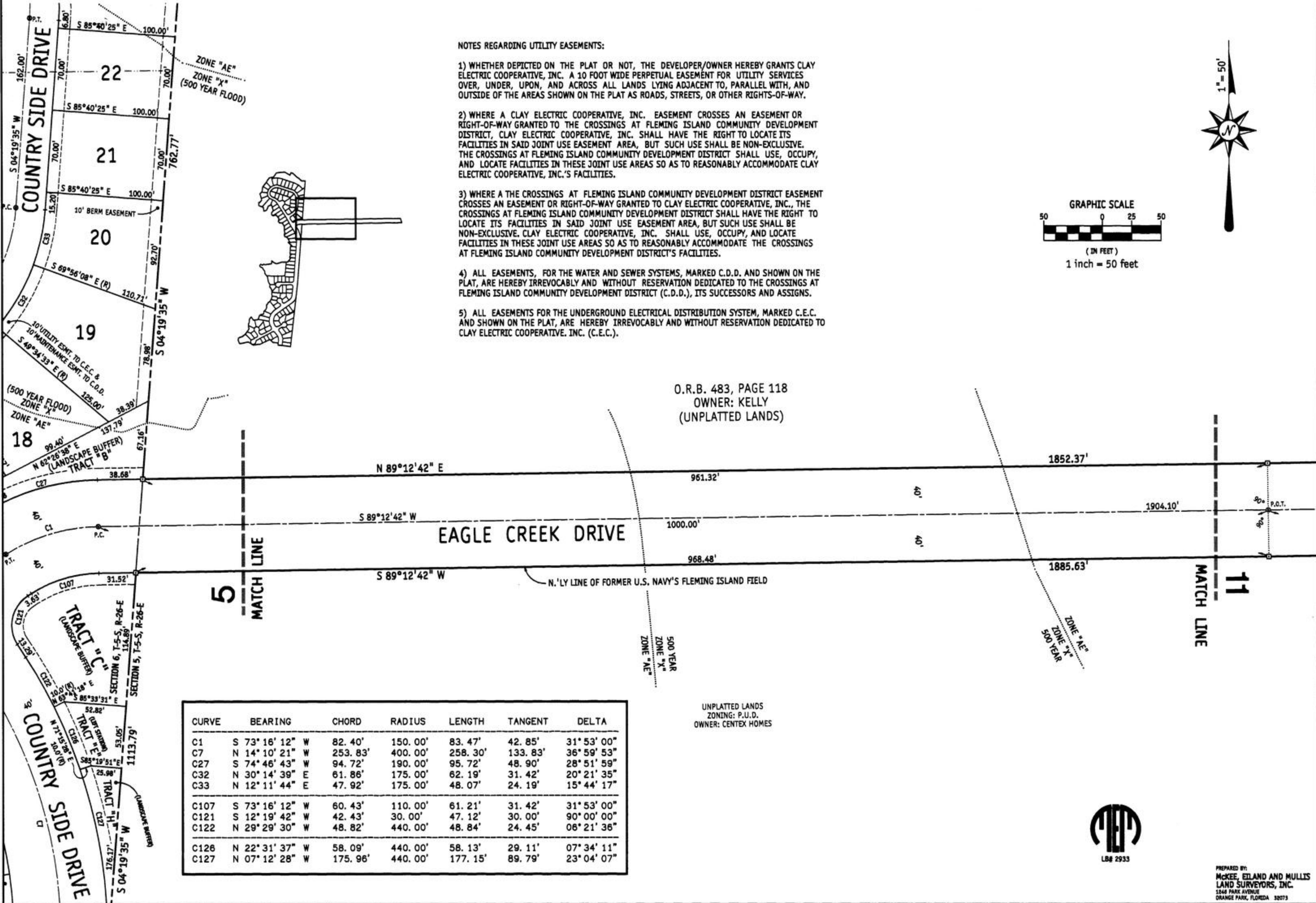
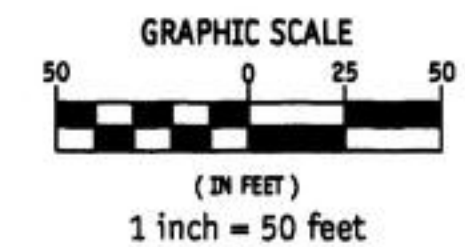
NOTES REGARDING UTILITY EASEMENTS:

- 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 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.).

O.R.B. 483, PAGE 118
OWNER: KELLY
(UNPLATTED LANDS)

UNPLATTED LANDS
ZONING: P.U.D.
OWNER: CENTEX HOMES

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	S 73° 16' 12" W	82.40'	150.00'	83.47'	42.85'	31° 53' 00"
C7	N 14° 10' 21" W	253.83'	400.00'	258.30'	133.83'	36° 59' 53"
C27	S 74° 46' 43" W	94.72'	190.00'	95.72'	48.90'	28° 51' 59"
C32	N 30° 14' 39" E	61.86'	175.00'	62.19'	31.42'	20° 21' 35"
C33	N 12° 11' 44" E	47.92'	175.00'	48.07'	24.19'	15° 44' 17"
C107	S 73° 16' 12" W	60.43'	110.00'	61.21'	31.42'	31° 53' 00"
C121	S 12° 19' 42" W	42.43'	30.00'	47.12'	30.00'	90° 00' 00"
C122	N 29° 29' 30" W	48.82'	440.00'	48.84'	24.45'	06° 21' 36"
C126	N 22° 31' 37" W	58.09'	440.00'	58.13'	29.11'	07° 34' 11"
C127	N 07° 12' 28" W	175.96'	440.00'	177.15'	89.79'	23° 04' 07"



PREPARED BY:
McKee, Etland and Mullis
LAND SURVEYORS, INC.
1848 PARK AVENUE
ORANGE PARK, FLORIDA 32073

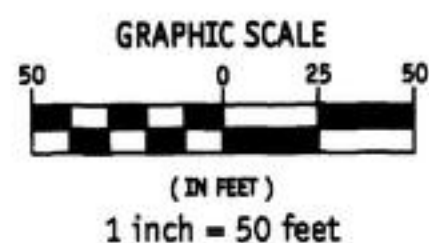
EAGLE CREEK AT EAGLE HARBOR

PART OF SECTIONS 6 & 7, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 27

SHEET 11 OF 11 SHEETS

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"TYPE 1 SUBDIVISION"



(UNRECORDED)
L.C. CANOVA SUBDIVISION



O.R.B. 483, PAGE 118
OWNER: KELLY
(UNPLATTED LANDS)

O.R.B. 364, PAGE 548

WEST 1/2 OF THE S.W. 1/4
EAST 1/2 OF THE S.W. 1/4

O.R.B. 1199, PAGE 24

UNPLATTED LANDS

N 89°12'42" E

891.06'

1852.37'

S 89°12'42" W

904.10'

1904.10'

EAGLE CREEK DRIVE

917.15'

1885.63'

S 89°12'42" W

N.'LY LINE OF FORMER U.S. NAVY'S FLEMING ISLAND FIELD

ZONE "AE"
ZONE "X"
500 YEAR

500 YEAR
ZONE "X"
ZONE "X"

UNPLATTED LANDS
OWNER: CLAY ELECTRIC CO-OP, INC.

CLAY ELECTRIC SUBSTATION
O.R.B. 1482, PG. 112

FLEMING ISLAND PLANTATION
P.B. 35, PAGES 28-31
FOURTH ROADWAY PLAT

10
MATCH LINE

