

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 46991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2255

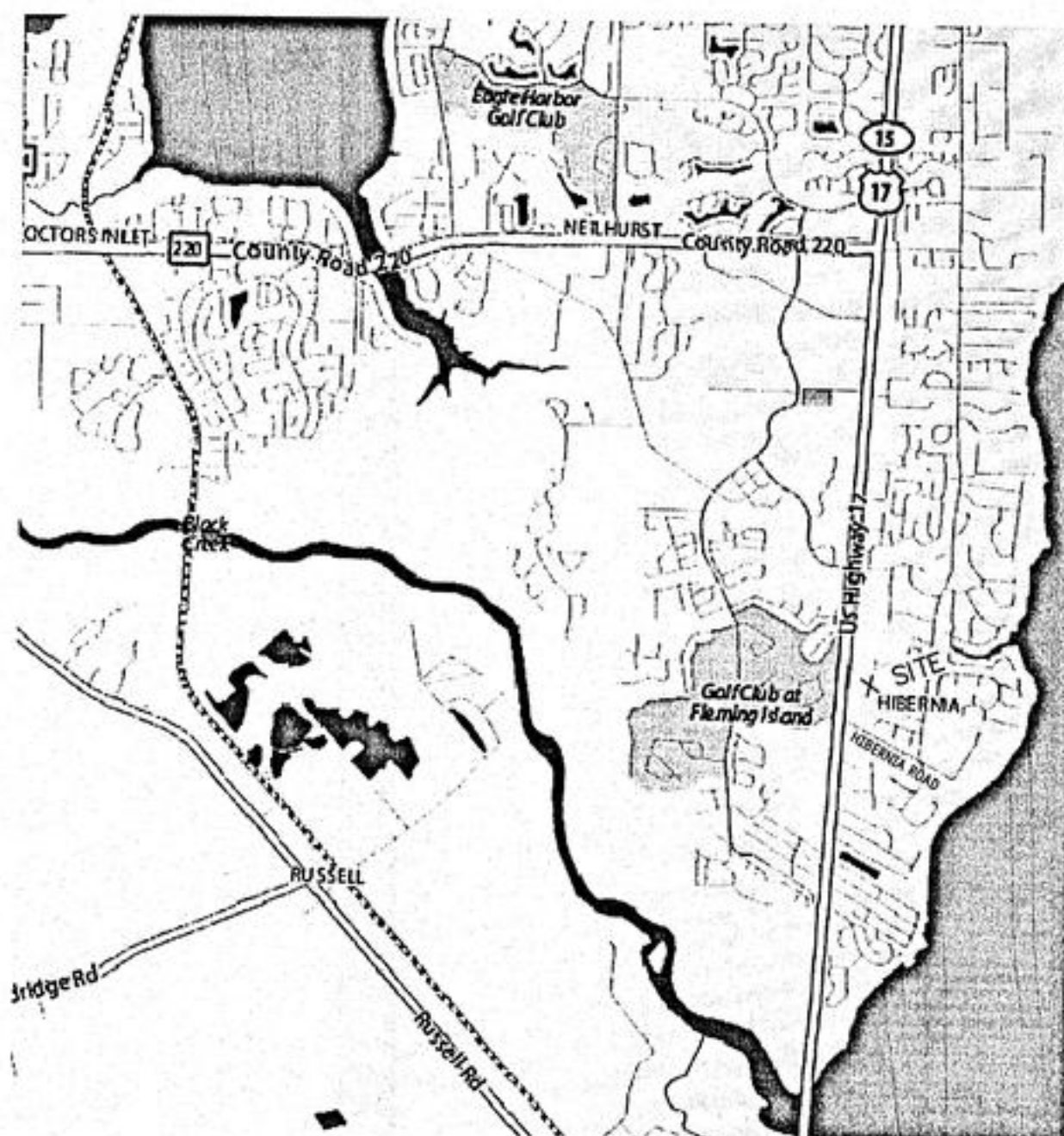
EAGLE CREST AT EAGLE HARBOR

Part of Sections 9 and 16, Township 5 South, Range 26 East, Clay County, Florida

PLAT BOOK 56 PAGE 40

SHEET 2 OF 6 SHEETS

"TYPE 1 SUBDIVISION"



Vicinity Sketch

Form of Acceptance of Dedication

The Crossings at Fleming Island Community Development District, a community development district established in accordance with Chapter 190, Florida Statutes, hereby accepts the dedications of the CDD/CCUA and Signage easements and Tracts A, B, C, and F 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 16th day of October, 2012.

Signed in the presence of:

Casi Bronson
Witness
Casi Bronson
Print Name

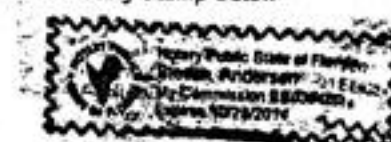
Steve Czakowski
Witness
TERESA L. WARE
Print Name

The Crossings at Fleming Island
Community Development District.
By: Steve Czakowski
Steve Czakowski, Chairman

State of Florida, County of Clay

The foregoing instrument was acknowledged before me this 16th day of October, 2012, by Steve Czakowski, Chairman, well known to me to be the chairman 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.

Place Notary Stamp Below



Department of Economic and Development Services

Examined and Approved this 1 day of OCT, 2012

Allyl Paul
Director

County Engineer's Approval

Examined and Approved this 1st day of October, 2012

Allyl Paul
County Engineer

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 21st day of Sept, 2012.

B.L. Pittman
B.L. Pittman
Professional Surveyor & Mapper
Fla. Certificate No. 4827
90 River Road
Orange Park, FL 32073



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, DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, has caused these presents to be executed on its own behalf by its President.

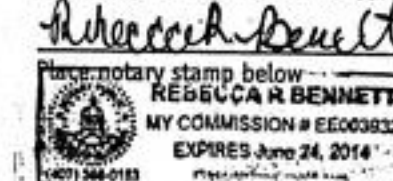
Signed in the presence of:

Patrick O. Zalupski
Witness
DEWIS DeHott
Print name
Josh Miller
Witness
Josh Miller
Print name

By: Patrick O. Zalupski
Patrick O. Zalupski, President

State of Florida, County of Clay

The foregoing instrument was acknowledged before me this 21 day of September, 2012, by Patrick O. Zalupski, President, DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY on behalf of the Company. He is personally known to me.



Owner: Dream Finders Homes, LLC
12428 San Jose Boulevard
Suite 5
Jacksonville, FL 32223

Engineer: Hadden and Land Engineering, Inc.
1279 Kingsley Avenue
Suite 107
Orange Park, FL 32073

Utilities Suppliers:
Water, Sewer and Fire Main
Clay County Utility Authority
3176 Old Jennings 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, that Permanent Control Points will be set in accordance with said laws, that said plat was made under my direction and supervision, and that the plat complies with all the survey requirements of said chapter. Signed this 20th day of September, 2012.

John S. Adams
John S. Adams
Professional Land Surveyor
Fla. Certificate No. 4469
1501 County Road 315, Suite 106
Green Cove Springs, FL 32043



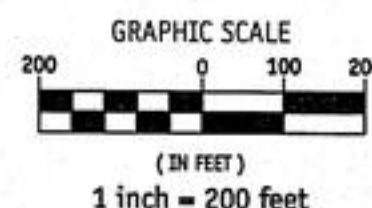
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PLAT BOOK 56 PAGE 41
SHEET 3 OF 6 SHEETS

"TYPE 1 SUBDIVISION"



GENERAL NOTES:

- 1) ● denotes 5/8" rebar Permanent Reference Monument set. ("P.R.M. LB 6991")
- 2) ■ denotes Permanent Reference Monument found.
- 3) ● denotes Permanent Control Point. ("BTS LB 6991")
- 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) The captioned property hereon lies within Flood Zone "X", according to Flood Insurance Rate Map, Panel No. 120064 0155 D, dated November 4, 1992.
- 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 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) Bearing shown hereon are based upon the dividing line between Section 16 and Section 37 as being S86°18'34"E according to O.R.B. 3370, page 1250.
- 10) State Plane Coordinates (SPC) shown hereon are based on the Florida State Plane Coordinate System (N.A.D. 83 Florida East Zone 0901, U.S. Survey feet).
- 11) C.E.C. easements shown hereon shall be subordinate to co-existing easements for drainage hereby dedicated to Clay County, Florida.
- 12) See partial release of conservation easements per O.R.B. 2938, page 1671.
- 13) See termination of sewer easement recorded in O.R.B. 2835, page 828 per O.R.B. 3428, page 1394.
- 14) C.E.C. easements shown hereon are per O.R.B. 3402, page 1245. Together with easements 10 feet in width being 5' each side of underground service cable extending from C.E.C. easements to the consumer's point of connection. (not plottable).
- 15) The following instruments affect captioned property, but are not plottable: O.R.B. 1102, page 739, O.R.B. 1197, page 644, O.R.B. 1394, page 1998, O.R.B. 1448, page 594, O.R.B. 1701, page 1204, O.R.B. 2822, page 1620, O.R.B. 1690, page 325, O.R.B. 1697, page 525, O.R.B. 1416, page 540, O.R.B. 1817, page 782, and O.R.B. 1416, page 545, O.R.B. 3413, page 1981.
- 16) Official Records Book 1314, page 605 affects captioned property. See blanket road & utility easement reservation over any C.D.D. parcel per Article IX, Section 2. Easements per Article IX, Sections 3 & 4, are not plottable. See access easements for lake maintenance per Article VIII, Section 1.d.
- 17) See Official Records Book 1690, page 346 for other restrictions and unplotable easements which may affect captioned property.

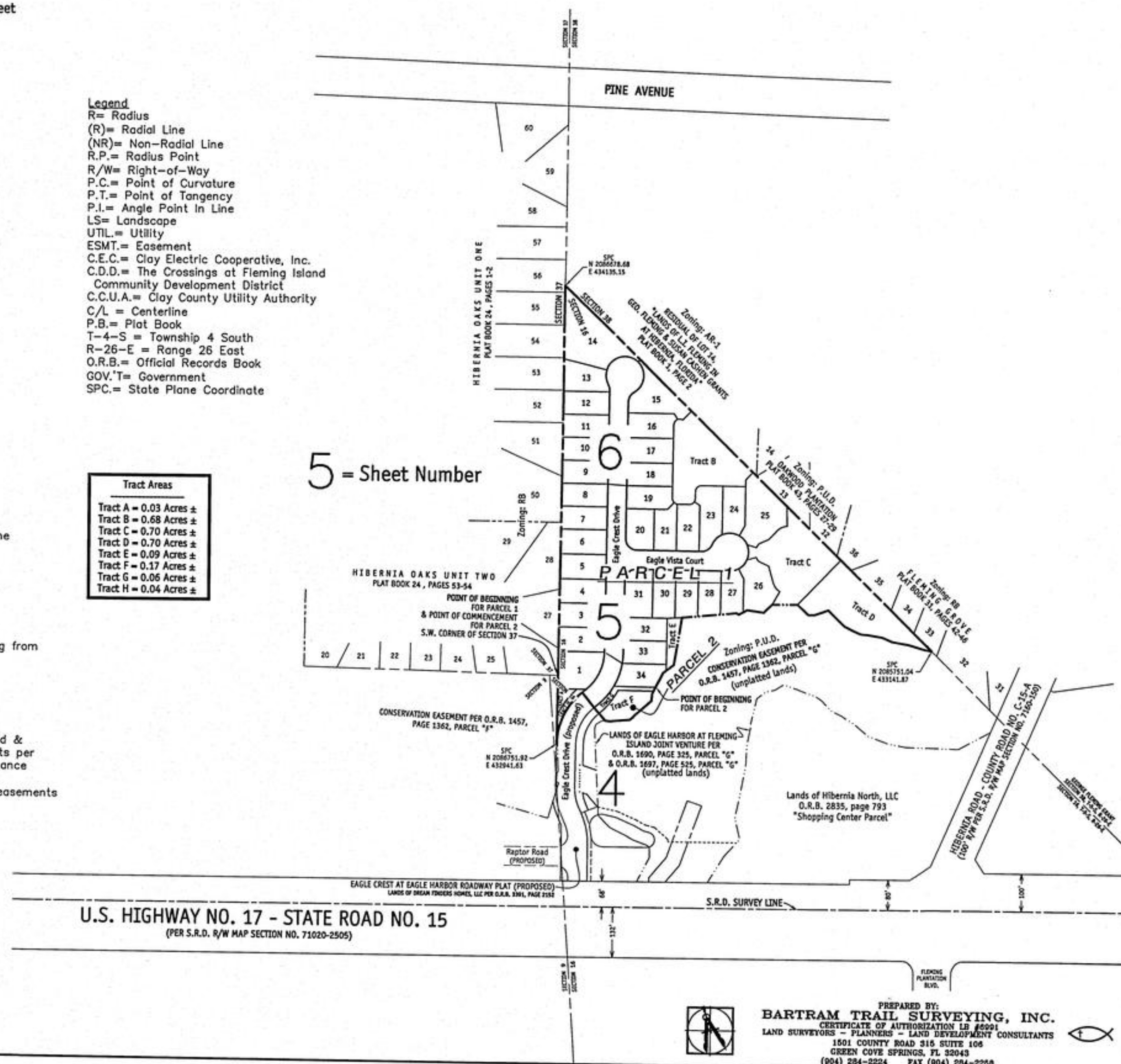
Legend

R= Radius
(R)= Radial Line
(NR)= Non-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
LS= Landscape
UTIL= Utility
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
P.B.= Plat Book
T-4-S= Township 4 South
R-26-E= Range 26 East
O.R.B.= Official Records Book
GOV.= Government
SPC.= State Plane Coordinate

Tract Areas

Tract A = 0.03 Acres ±
Tract B = 0.68 Acres ±
Tract C = 0.70 Acres ±
Tract D = 0.70 Acres ±
Tract E = 0.09 Acres ±
Tract F = 0.17 Acres ±
Tract G = 0.06 Acres ±
Tract H = 0.04 Acres ±

5 = Sheet Number

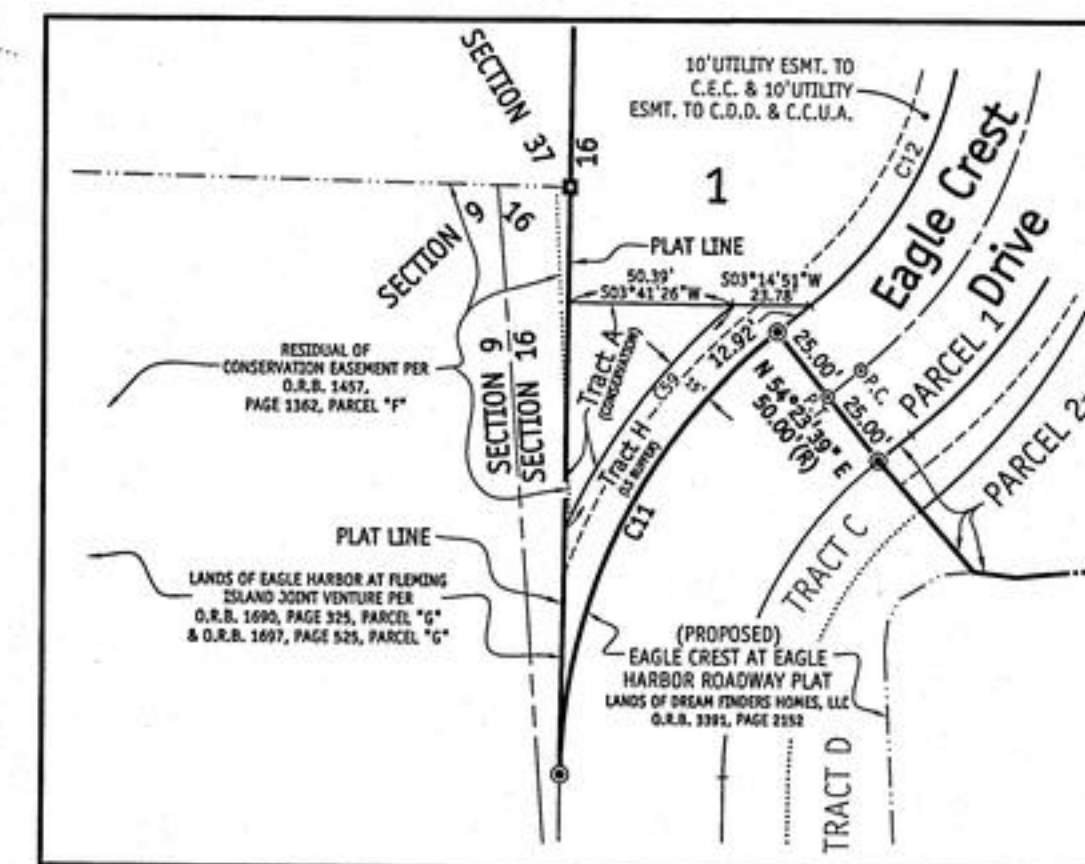
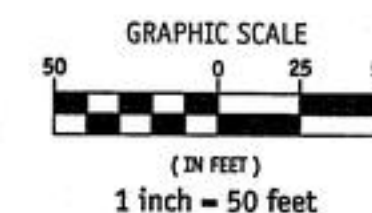


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5
See Sheet



DETAIL (SCALE EXAGGERATED IN SOME PLACES)

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	N 46° 02' 46" W	63.42'	175.00'	63.77'	32.25'	20° 52' 49"
C10	S 60° 57' 28" E	128.45'	150.00'	132.74'	71.07'	50° 42' 13"
C11	N 60° 57' 28" W	149.86'	175.00'	154.87'	82.92'	50° 42' 13"
C12	S 60° 57' 28" E	107.04'	125.00'	110.62'	59.23'	50° 42' 13"
C26	S 81° 51' 58" E	27.12'	175.00'	27.14'	13.60'	08° 53' 12"
C27	S 66° 57' 18" E	63.59'	175.00'	63.94'	32.33'	20° 56' 08"
C58	S 47° 37' 35" E	78.74'	195.00'	79.28'	40.20'	23° 17' 41"
C59	S 50° 20' 31" E	85.79'	190.00'	86.54'	44.03'	26° 05' 46"

U.S. HIGHWAY NO. 17 - STATE ROAD NO. 15
(200' R/W PER S.R.D. R/W MAP SECTION NO. 71020-2505)

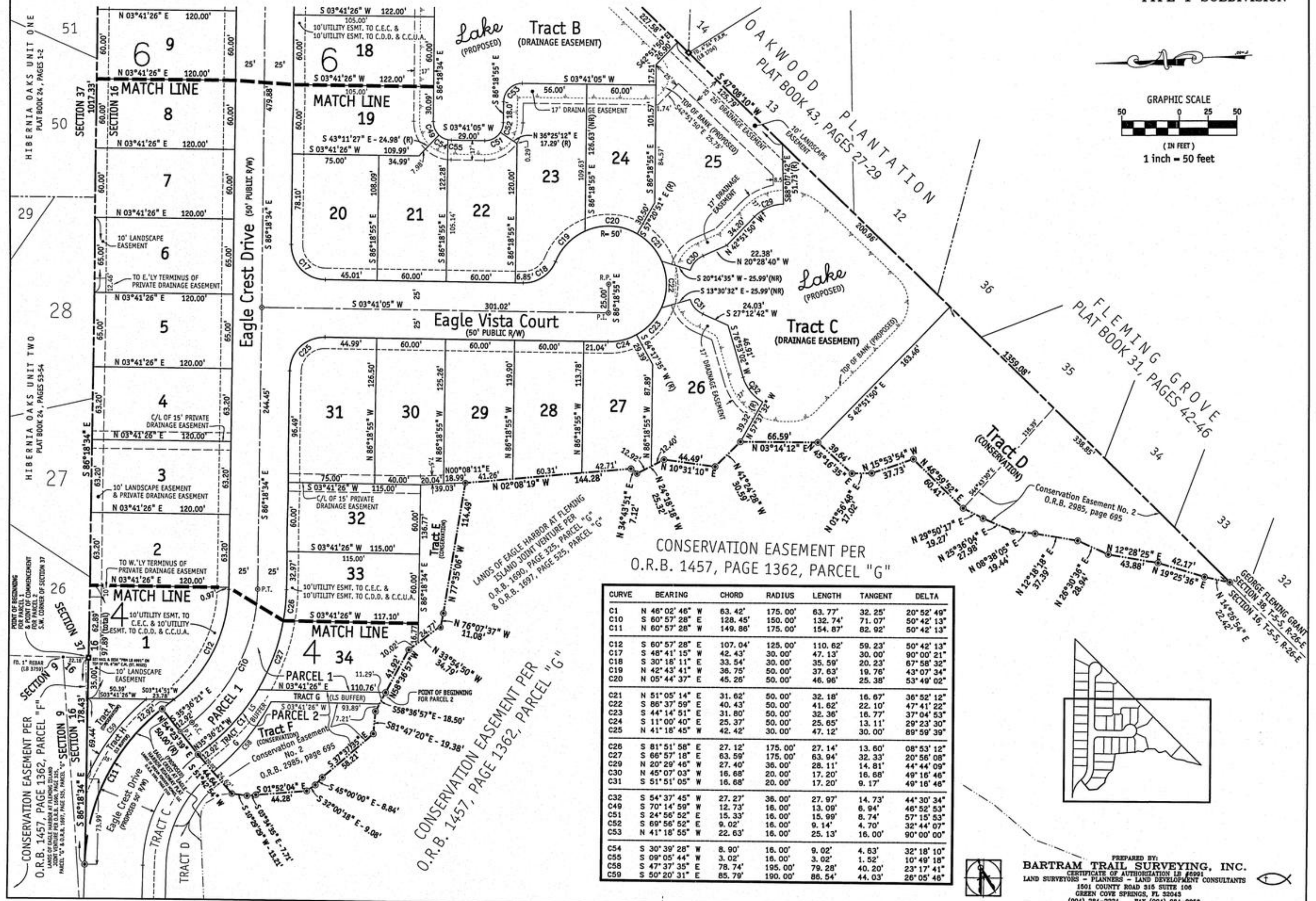
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SHEET 5 OF 6 SHEETS

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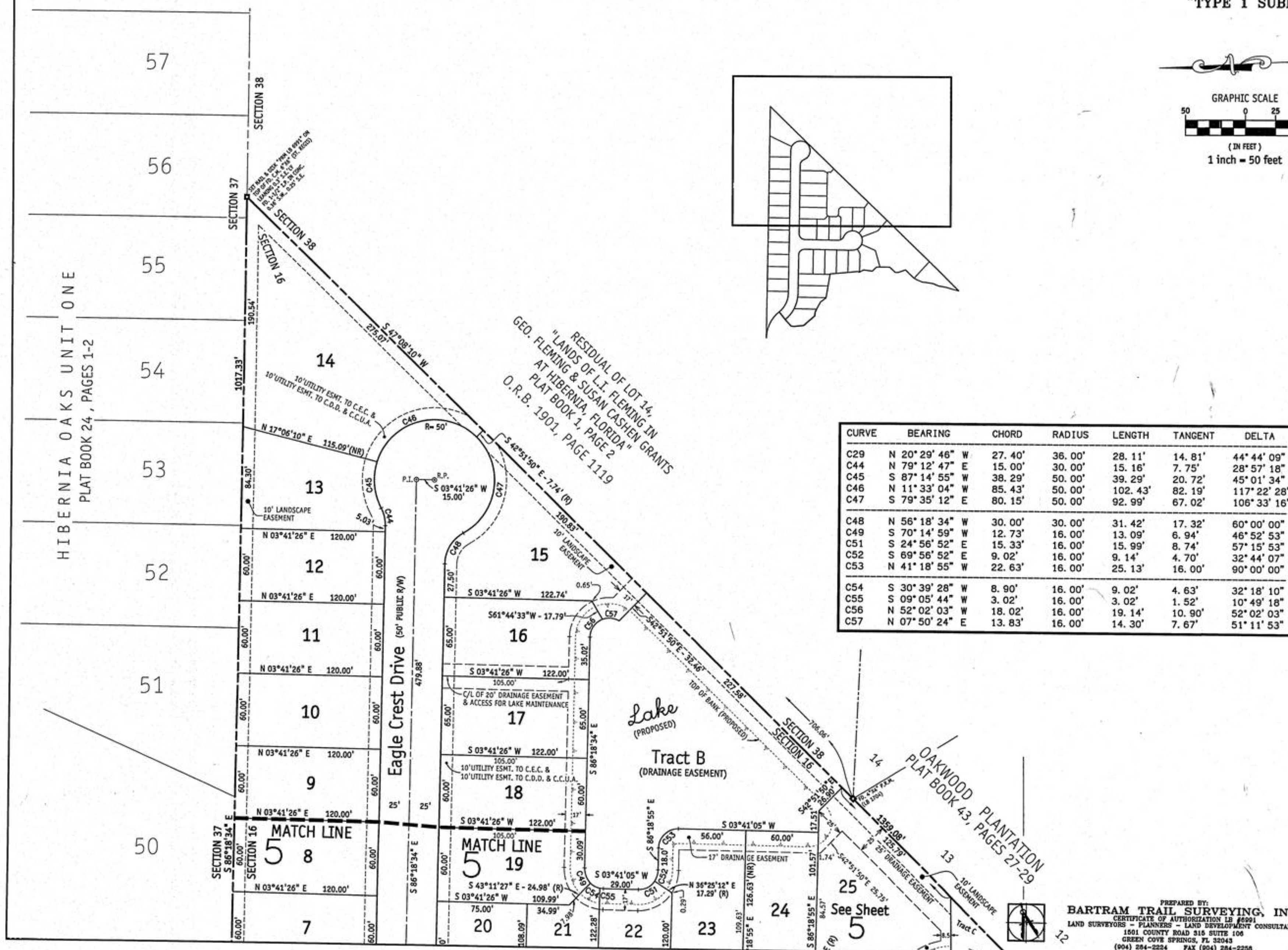
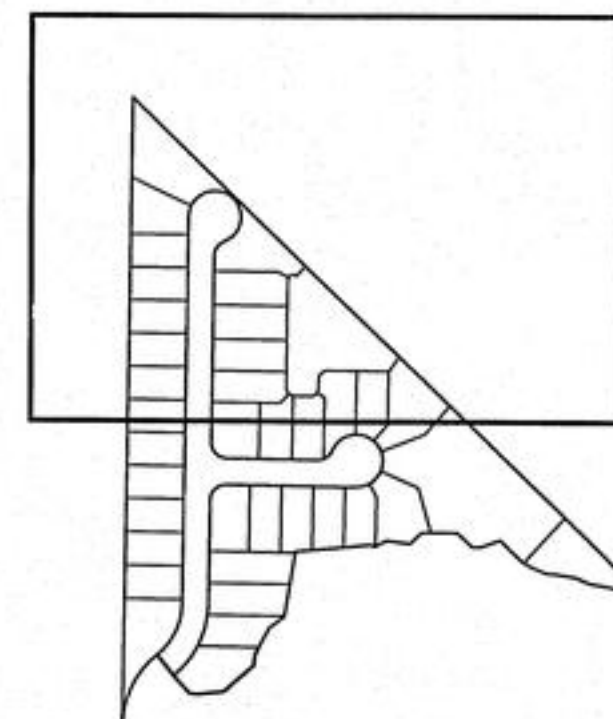
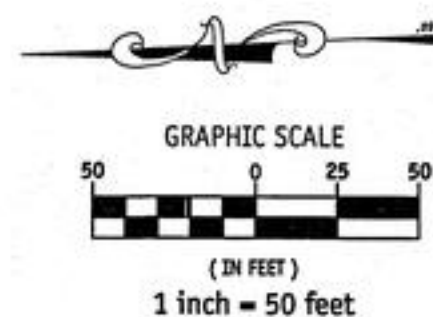
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SHEET 6 OF 6 SHEETS

"TYPE 1 SUBDIVISION"



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C29	N 20° 29' 46" W	27.40'	36.00'	28.11'	14.81'	44° 44' 09"
C44	N 79° 12' 47" E	15.00'	30.00'	15.16'	7.75'	28° 57' 18"
C45	S 87° 14' 55" W	38.29'	50.00'	39.29'	20.72'	45° 01' 34"
C46	N 11° 33' 04" W	85.43'	50.00'	102.43'	82.19'	117° 22' 28"
C47	S 79° 35' 12" E	80.15'	50.00'	92.99'	67.02'	106° 33' 16"
C48	N 56° 18' 34" W	30.00'	30.00'	31.42'	17.32'	60° 00' 00"
C49	S 70° 14' 59" W	12.73'	16.00'	13.09'	6.94'	46° 52' 53"
C51	S 24° 56' 52" E	15.33'	16.00'	15.99'	8.74'	57° 15' 53"
C52	S 69° 56' 52" E	9.02'	16.00'	9.14'	4.70'	32° 44' 07"
C53	N 41° 18' 55" W	22.63'	16.00'	25.13'	16.00'	90° 00' 00"
C54	S 30° 39' 28" W	8.90'	16.00'	9.02'	4.63'	32° 18' 10"
C55	S 09° 05' 44" W	3.02'	16.00'	3.02'	1.52'	10° 49' 18"
C56	N 52° 02' 03" W	18.02'	16.00'	19.14'	10.90'	52° 02' 03"
C57	N 07° 50' 24" E	13.83'	16.00'	14.30'	7.67'	51° 11' 53"

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