

EAGLE CREST AT EAGLE HARBOR ROADWAY PLAT

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

PLAT BOOK 56 PAGE 45
SHEET 1 OF 4 SHEETS

"TYPE 1 SUBDIVISION"

0.96 ACRES±

Zoning: P.U.D.

Caption

A parcel of land situated in Sections 9 and 16, Township 5 South, Range 26 East, Clay County, Florida; said parcel being more particularly described as follows:

Begin at the Northwest corner of those lands described as "Access Parcel" in Official Records Book 2835, page 793, of the Public Records of said County; Thence on the Easterly right-of-way line of U.S. Highway No. 17 (State Road No. 15), North 03 degrees 01 minute 40 seconds East 68.60 feet; Thence South 86 degrees 55 minutes 45 seconds East 145.54 feet; Thence North 70 degrees 15 minutes 10 seconds East 30.95 feet; Thence Easterly on the arc of a curve concave to the Southerly and having a radius of 185.00 feet, run a chord distance of 36.40 feet to the Southerly line of that certain Conservation Easement designated as Parcel "F", recorded in said Official Records Book 1457, page 1362, of said Public Records, the bearing of said chord being North 75 degrees 53 minutes 54 seconds East; Thence on last said line South 70 degrees 55 minutes 01 second East 24.57 feet; Thence Easterly on the arc of a curve concave to the Southerly and having a radius of 175.00 feet, run a chord distance of 15.25 feet, the bearing of said chord being South 88 degrees 48 minutes 22 seconds East; Thence South 86 degrees 18 minutes 34 seconds East 111.88 feet; Thence Southeasterly on the arc of a curve concave to the Southwesterly and having a radius of 175.00 feet, run a chord distance of 149.86 feet, the bearing of said chord being South 60 degrees 57 minutes 28 seconds East; Thence South 54 degrees 23 minutes 39 seconds West 50.00 feet; Thence South 51 degrees 42 minutes 54 seconds West 44.64 feet to the Northerly boundary of that certain Conservation Easement designated as Parcel "G", recorded in Official Records Book 1457, page 1362, of said Public Records; Thence on last said boundary run the following 6 courses: 1) North 02 degrees 43 minutes 33 seconds West 10.11 feet; 2) North 28 degrees 04 minutes 21 seconds West 8.18 feet; 3) North 26 degrees 33 minutes 54 seconds West 6.45 feet; 4) North 60 degrees 15 minutes 20 seconds West 7.76 feet; 5) North 80 degrees 03 minutes 07 seconds West 8.09 feet; 6) North 89 degrees 59 minutes 18 seconds West 202.54 feet to the Easterly line of said "Access Parcel"; Thence on last said line run the following 2 courses: 1) North 15 Degrees 59 Minutes 19 Seconds East 1.85 feet; 2) North 19 degrees 44 minutes 50 seconds West 45.48 feet to the Northerly line thereof; Thence on last said line run the following 3 courses: 1) South 70 degrees 15 minutes 10 seconds West 8.89 feet; Thence Westerly on the arc of a curve concave to the Northerly and having a radius of 180.00 feet, a chord distance of 71.21 feet, the bearing of said chord being South 81 degrees 39 minutes 42 Seconds West; Thence North 86 degrees 55 minutes 45 seconds West 100.84 feet to the Point of Beginning, being 0.96 acres, more or less, in area.

TOTAL NUMBER OF LOTS = 0

TOTAL NUMBER OF TRACTS = 4

Adoption and Dedication

(Streets and Easements)

This is to certify that DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, is the lawful owner and developer of the lands described in the Caption hereon known as EAGLE CREST AT EAGLE HARBOR ROADWAY PLAT, 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 and road 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./C.C.U.A. utility easements shown on said plat are dedicated to The Crossings at Fleming Island Community Development District, its successors and assigns, and Clay County Utility Authority, its successors and assigns. The Signage Easement shown on this plat is hereby dedicated to The Crossings at Fleming Island Community Development District, its successors and assigns, for signage purposes.

(Tracts)

Tracts A, B and C (landscape buffers) are hereby irrevocably and without reservation dedicated to The Crossings at Fleming Island Community Development District and its successors. Tract D (conservation) is hereby dedicated to St. Johns River Water Management and its successors.

In witness whereof, DREAM FINDERS HOMES, LLC, has caused these presents to be executed on its own behalf by its Joint Venturers.

Notes regarding Utility Easements:

- 1) Whether depicted on the plat or not, the developer/owner hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority, a 10 foot wide perpetual easement for utility services over, under, upon, and across all lands lying within said plat that are 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.).

Signed in the presence of:

Witness
Patrick O. Zalupski
Print name
Patrick O. Zalupski
Witness
Rebecca R. Bennett
Print name
Rebecca R. Bennett

DREAM FINDERS HOMES, LLC
By: Patrick O. Zalupski
Patrick O. Zalupski, President

State of Florida, County of

The foregoing instrument was acknowledged before me this 26 day of October, 2012, by Patrick O. Zalupski, President of DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, on behalf of the corporation. He is personally known to me.

Rebecca R. Bennett
Place notary stamp below



County Commissioners' Approval

Examined and approved this 23rd day of October, 2012,
by the Board of County Commissioners, Clay County, Florida.

James B. Jett
Chairman
Scott Kopelovics
Clerk of Board

Clerk's Certificate

I certify that this plat is recorded in Plat Book 56
pages 45 through 48 of the Public Records of Clay County,
Florida, this 29th day of October, 2012.

James B. Jett
James B. Jett
Clerk of Circuit Court

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 18th day of OCTOBER, 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



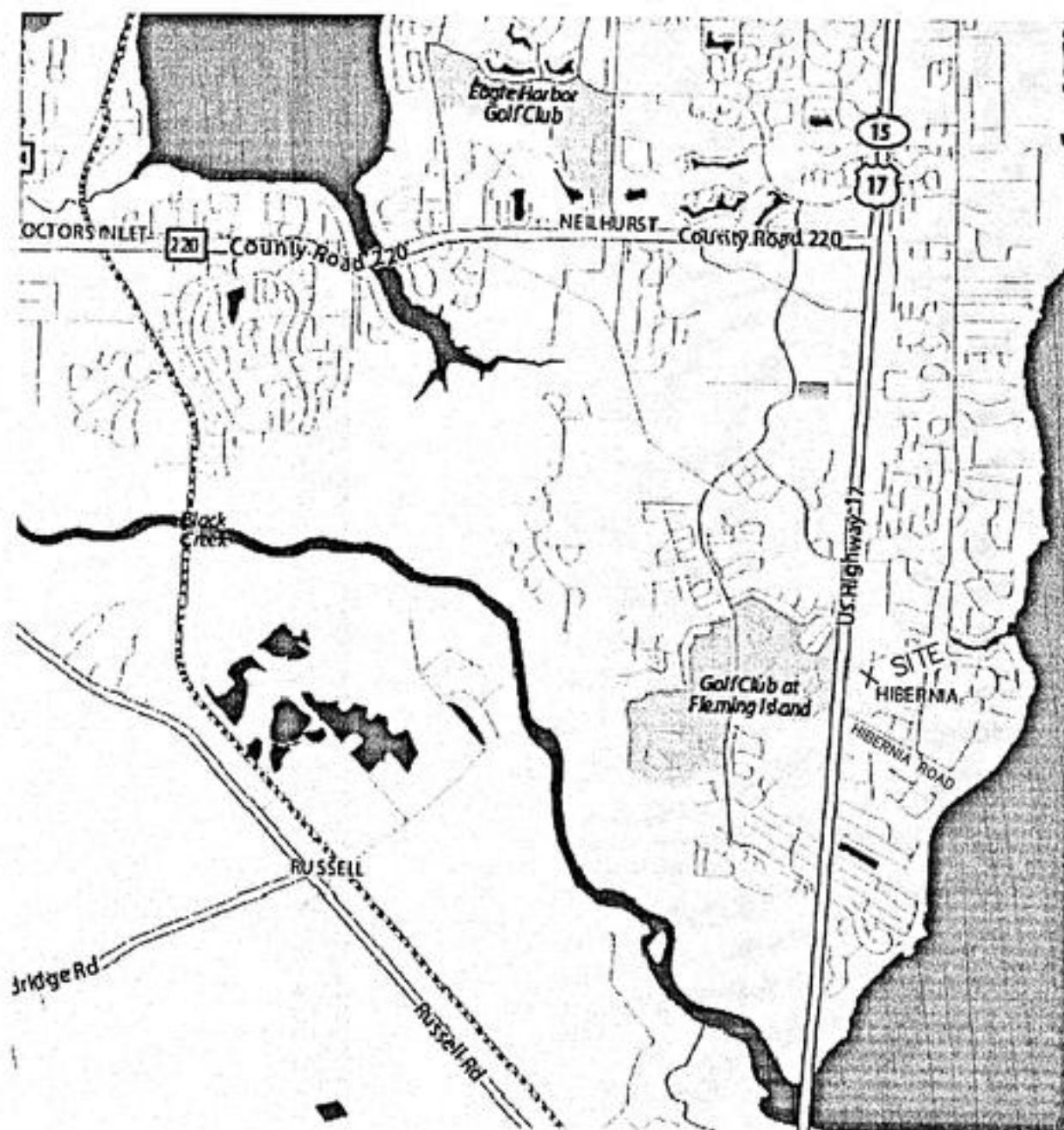
PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION IS #0091
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2255

EAGLE CREST AT EAGLE HARBOR ROADWAY PLAT

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

PLAT BOOK 56 PAGE 46
SHEET 2 OF 4 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, 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 26th day of Oct, 2012.

Signed in the presence of:

Witness Paul Waddell Casi Bronson
Print Name 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 26th day of Oct, 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 24th day of OCTOBER, 2012

Holly Blumil
Director

County Engineer's Approval

Examined and Approved this 24th day of October, 2012

Jeffrey W. Bank
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 26th day of October, 2012.

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



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



PREPARED BY:
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EAGLE CREST AT EAGLE HARBOR ROADWAY PLAT

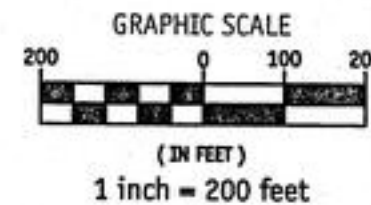
Part of Sections 9 and 16, Township 5 South, Range 26 East, Clay County, Florida

PLAT BOOK 56

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SHEET 3 OF 4 SHEETS

"TYPE 1 SUBDIVISION"



GENERAL NOTES:

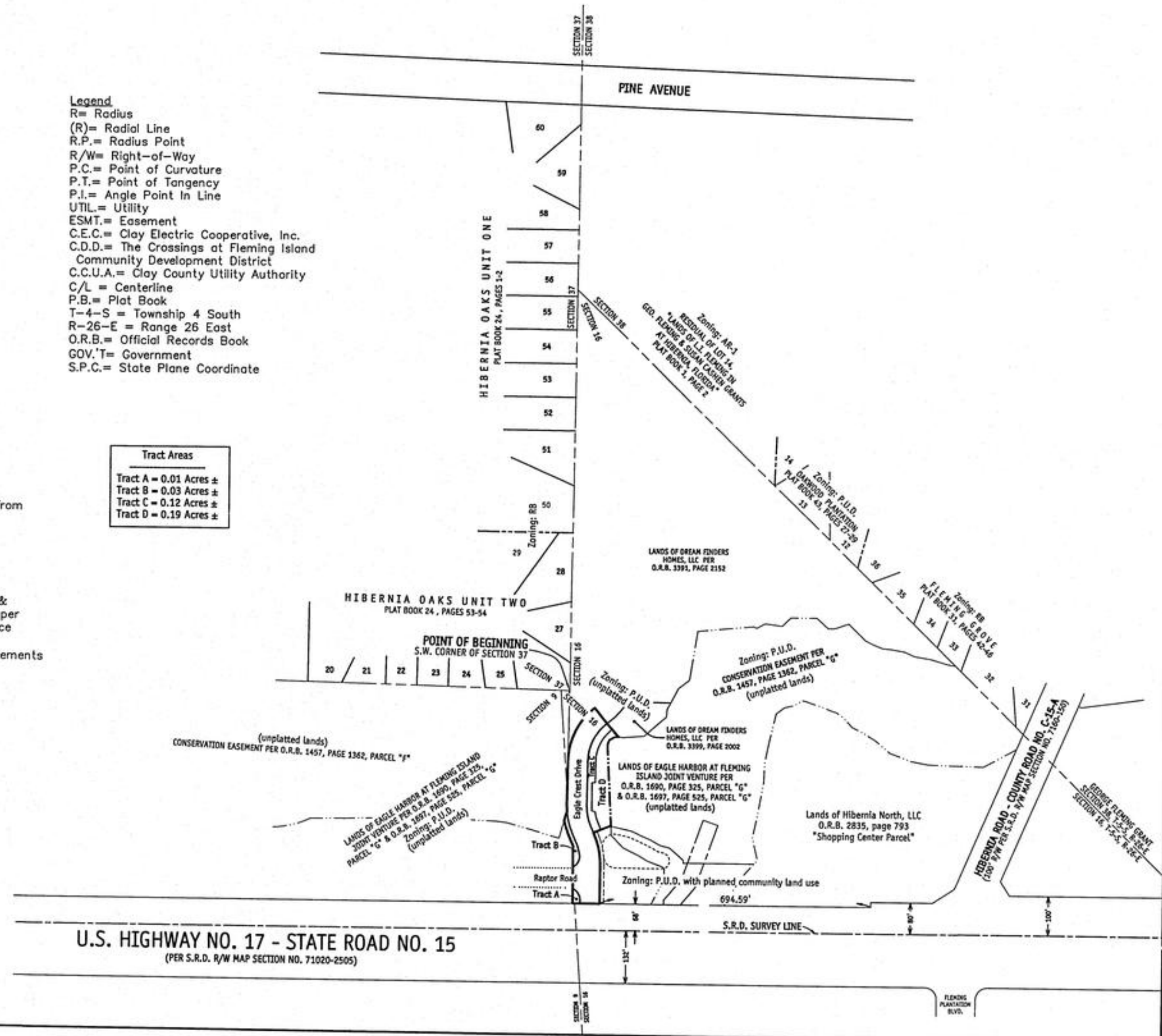
- 1) Ⓢ denotes 5/8" rebar Permanent Reference Monument set. ("P.R.M. LB 6991")
- 2) ■ denotes Permanent Reference Monument found.
- 3) ● denotes Permanent Control Point. ("PCP PLS 4469")
- 4) Notice: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described 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 plotted 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 shown 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 easement 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 Tract 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) Bearings shown hereon are based upon O.R.B. 2835, page 793 "Access Parcel" for the Easterly line of U.S. Highway No. 17 as being N03°01'40"E.
- 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 1242. 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
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
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.T= Government
S.P.C.= State Plane Coordinate

Tract Areas

Tract A = 0.01 Acres ±
Tract B = 0.03 Acres ±
Tract C = 0.12 Acres ±
Tract D = 0.19 Acres ±



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SHEET 4 OF 4 SHEETS

"TYPE 1 SUBDIVISION"

