

EAGLE PERCH AT EAGLE HARBOR

Part of Government Lots 4 & 5, Section 9, Township 5 South, Range 26 East, Clay County, Florida

PLAT BOOK **57** PAGE **49**
SHEET 1 OF 6 SHEETS

Caption

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 4 & 5 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 19 OF FLEMING OAKS UNIT 5 AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 15-17 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 04°24'31" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 9, A DISTANCE OF 1419.63 FEET TO THE NORTHEAST CORNER OF CONSERVATION EASEMENT PARCEL "F" AS RECORDED IN OFFICIAL RECORDS BOOK 1457, PAGE 1362 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE THEREOF RUN THE FOLLOWING THREE (3) COURSES; (1) SOUTH 90°00'00" WEST, 5.67 FEET; (2) SOUTH 07°39'32" WEST, 23.17 FEET; (3) NORTH 85°35'08" WEST, 566.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (STATE ROAD NO. 15), A 200 FOOT PUBLIC RIGHT-OF-WAY ACCORDING TO STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 71020-2508, LAST REVISED 2/1/72; THENCE NORTH 03°01'40" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1038.73 FEET TO THE CENTERLINE OF A 50 FOOT STATE ROAD DEPARTMENT LATERAL DITCH EASEMENT AS SHOWN ON SAID STATE ROAD DEPARTMENT RIGHT OF WAY MAP AT STATION 495+17.68 AND RECORDED IN OFFICIAL RECORDS BOOK 225, PAGE 235 OF SAID PUBLIC RECORDS; THENCE SOUTH 86°58'38" EAST, ALONG SAID CENTERLINE, 72.80 FEET; THENCE SOUTH 76°30'55" EAST, CONTINUING ALONG SAID CENTERLINE, 225.32 FEET; THENCE SOUTH 86°22'34" EAST, CONTINUING ALONG SAID CENTERLINE, 181.86 FEET; THENCE SOUTH 72°15'00" EAST, CONTINUING ALONG SAID CENTERLINE, 62.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1756, PAGE 95 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1756, PAGE 95, (1) NORTH 04°25'18" EAST, 420.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; (2) NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 47.08 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 40°27'46" WEST, 42.39 FEET TO THE END OF SAID CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF WATER OAK LANE, A 60 FOOT RIGHT OF WAY ACCORDING TO PLAT BOOK 18, PAGES 5-11 OF SAID PUBLIC RECORDS; THENCE SOUTH 85°33'54" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 89.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.25 ACRES, MORE OR LESS.

SAID LANDS SITUATED LYING AND BEING IN CLAY COUNTY, FLORIDA.

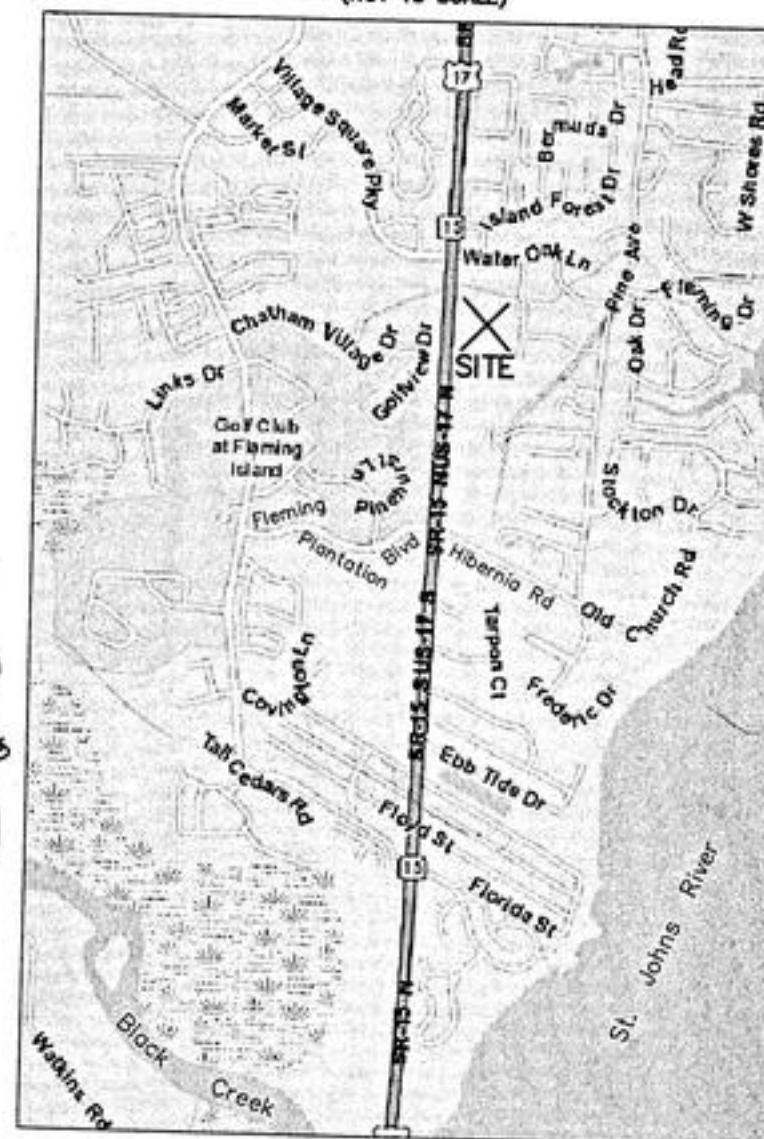
Notes regarding Utility Easements:

- 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.).

14.25 acres ±
Zoning: P.U.D.

Total number of lots = 43
Total number of tracts = 5

VICINITY MAP
(NOT TO SCALE)



County Commissioners' Approval

Examined and approved this 10th day of November, 2015,
by the Board of County Commissioners, Clay County, Florida.

Diane Hutchinson Chairman
SE [Signature] Clerk of Board

Clerk's Certificate

I certify that this plat is recorded in Plat Book 57
pages 49 through 51 of the Public Records of Clay
County, Florida, this 16th day of November, 2015.

Tara S. Green
Tara S. Green
Clerk of Circuit Court

Adoption and Dedication

(Streets and Easements)

This is to certify that DFH JOHNS LANDING, LLC, a Florida limited liability company, is the lawful owner and developer of the lands described in the Caption hereon known as EAGLE PERCH 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 place, court, 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. 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 "NON-FENCEABLE EASEMENT TO C.C.U.A." shown on said plat is dedicated to Clay County Utility Authority, its successors and assigns.

(Tracts)

Tract A (lift station) is hereby irrevocably and without reservation dedicated to Clay County Utility Authority. Tract B (lake and filtration system), Tract C (drainage easement), Tract D (35' Undisturbed Vegetative Buffer per Clay County Ordinance 96-47 & 5-20 & O.R.B. 1690, Page 346) and Tract E (mail kiosk) are hereby irrevocably and without reservation dedicated to The Crossings at Fleming Island Community Development District and its successors. The drainage easement through and over the lake and filtration system shown on this plat is 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 lake 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 place and court; from adjacent land or from any other source of public waters into or through said lake 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) Tract B shown on this plat, dedicated to The Crossings at Fleming Island Community Development District (the District), is 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 lake and filtration system in accordance with all applicable permits and laws, unless the tract is conveyed to an owners 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 lake and filtration system which these easements traverse, or any responsibility for maintenance or preservation of the water purity, water level or water depth, which responsibilities shall be those of the District or owners association (if conveyed);
- (3) Clay County, Florida, its successors and assigns shall not be liable or 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 lake and filtration system shown on this plat, but shall have the right to modify the existence of the lake and filtration system and level control structures or any part thereof. DFH JOHNS LANDING, LLC, a Florida limited liability company, 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 lake and filtration system described above, or any part thereof, occasioned wholly or in part by employees, servants, licensees or concessionaires with EAGLE PERCH AT EAGLE HARBOR. This indemnification shall run with the land and the successors and assigns of DFH JOHNS LANDING, LLC, a Florida limited liability company, shall be bound by and subject to it.

None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the County Commission if after any filing of any plat the facilities to be accepted by the Board for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

In witness whereof, DFH JOHNS LANDING, LLC, has caused these presents to be signed by its Manager this 9th day of August, 2015.

Signed in the presence of:

James D. Parrar, III
Witness
JAMES D. PARRAR, III
Print name

Witness Linda J. Richardson
Print name

DFH JOHNS LANDING, LLC

By: P. Zalupski
Patrick O. Zalupski, Its Manager

State of Florida, County of Clay

The foregoing instrument was acknowledged before me this 9th day of August, 2015, by Patrick O. Zalupski, Manager of DFH JOHNS LANDING, LLC, a Florida limited liability company, on behalf of the corporation and the company. He is personally known to me.

Place notary stamp below



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LI #0001
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 PERCH AT EAGLE HARBOR

Part of Government Lots 4 & 5, Section 9, Township 5 South, Range 26 East, Clay County, Florida

PLAT BOOK **57** PAGE **50**

SHEET 2 OF 6 SHEETS

"TYPE 1 SUBDIVISION"

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 Tracts B, C, D & E 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 27th day of August, 2015.

Signed in the presence of:

Witness Mary Michaels
Print Name
Witness Robb Rush
Print Name

The Crossings at Fleming Island
Community Development District
By: David M. Herald
David M. Herald, Chairman

State of Florida, County of Clay

The foregoing instrument was acknowledged before me this 27th day of August, 2015, by David M. Herald, as 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.

Steven Andersen
Place Notary Stamp Below



Department of Economic and Development Services

Examined and Approved this 2nd day of November, 2015

Angie Pallen
Director

County Engineer's Approval

Examined and Approved this 2nd day of November, 2015

Jeffrey W. Bush
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 24th day of August, 2015.

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, DFH JOHNS LANDING, LLC, a Florida limited liability company, has caused these presents to be executed on its own behalf by its Manager.

Signed in the presence of:

Witness James D. Farral, III
Print Name
Witness David M. Herald
Print Name

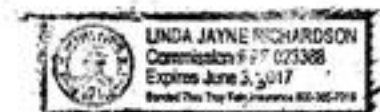
By: P. J. Zalupski
Patrick O. Zalupski, Its Manager

DFH JOHNS LANDING, LLC
360 Corporate Way
Orange Park, FL 32073

State of Florida, County of Clay

The foregoing instrument was acknowledged before me this 27th day of August, 2015, by Patrick O. Zalupski, as Manager of DFH JOHNS LANDING, LLC, a Florida limited liability company on behalf of the corporation and the company (select one) ☒ who is personally known to me or ☐ who has produced _____ as identification.

Place notary stamp below



Owner: DFH JOHNS LANDING, LLC
360 Corporate Way
Orange Park, FL 32073

Engineer: North Florida Engineering Services, Inc.
263 River Hills Drive
Suite 107
Jacksonville, FL 32216

Utilities Suppliers:
Water, Sewer and Fire Main
Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068-3907

Electricity (Underground)
Clay Electric Cooperative, Inc.
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 August, 2015.

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 LB 16991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
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EAGLE PERCH AT EAGLE HARBOR

Part of Government Lots 4 & 5, Section 9, Township 5 South, Range 26 East, Clay County, Florida

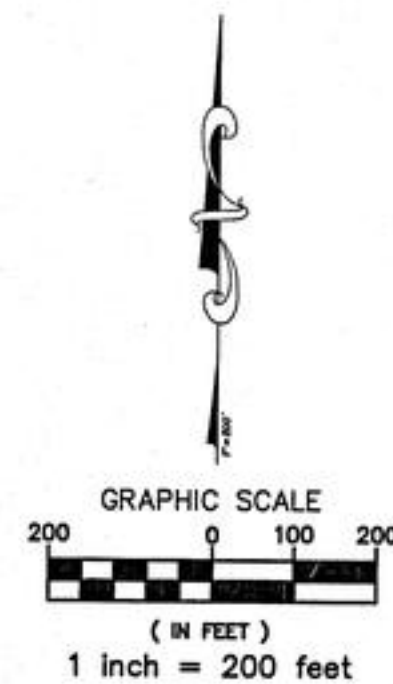
PLAT BOOK **57** PAGE **51**

SHEET 3 OF 6 SHEETS

"TYPE 1 SUBDIVISION"

GENERAL NOTES:

- 1) □ denotes 4"x4" concrete Permanent Reference Monument set. ("P.R.M. LB 6991")
- 2) ■ denotes 4"x4" concrete Permanent Reference Monument found.
- 3) ● denotes Permanent Control Point set. ("PCP 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 0180 E, dated March 17, 2014.
- 8) Bearings are based on the Easterly right-of-way line of U.S. Highway No. 17 as being N3°01'40"E according to Official Records Book 1697, page 525.
- 9) State Plane Coordinates shown hereon are based on the Florida State Plane Coordinate System (N.A.D. 83 Florida East Zone 0901, U.S. Survey feet), and are for GIS mapping purposes only.
- 10) C.E.C. easements shown hereon shall be subordinate to co-existing easements for drainage hereby dedicated to Clay County, Florida.
- 11) Government Lot lines shown hereon are approximate only.



5 = Sheet Number

Legend

- C.C.U.A. - denotes Clay County Utility Authority
- C.D.D. - denotes The Crossings at Fleming Island Community Development District
- C.E.C. - denotes Clay Electric Cooperative, Inc.
- C/L - denotes Centerline
- C.L.I. - denotes Centerline Intersection
- ESMT. - denotes Easement
- (NR) - denotes Non-Radial Line
- N.A.D. - denotes North American Datum
- O.R.B. - denotes Official Records Book
- P.B. - denotes Plat Book
- P.C. - denotes Point of Curvature
- P.R.C. - denotes Point of Reverse Curvature
- P.T. - denotes Point of Tangency
- (R) - denotes Radial Line
- R.P. - denotes Radius Point
- R/W - denotes Right-of-Way
- R - denotes Radius
- R-26-E - denotes Range 26 East
- T-4-S - denotes Township 4 South

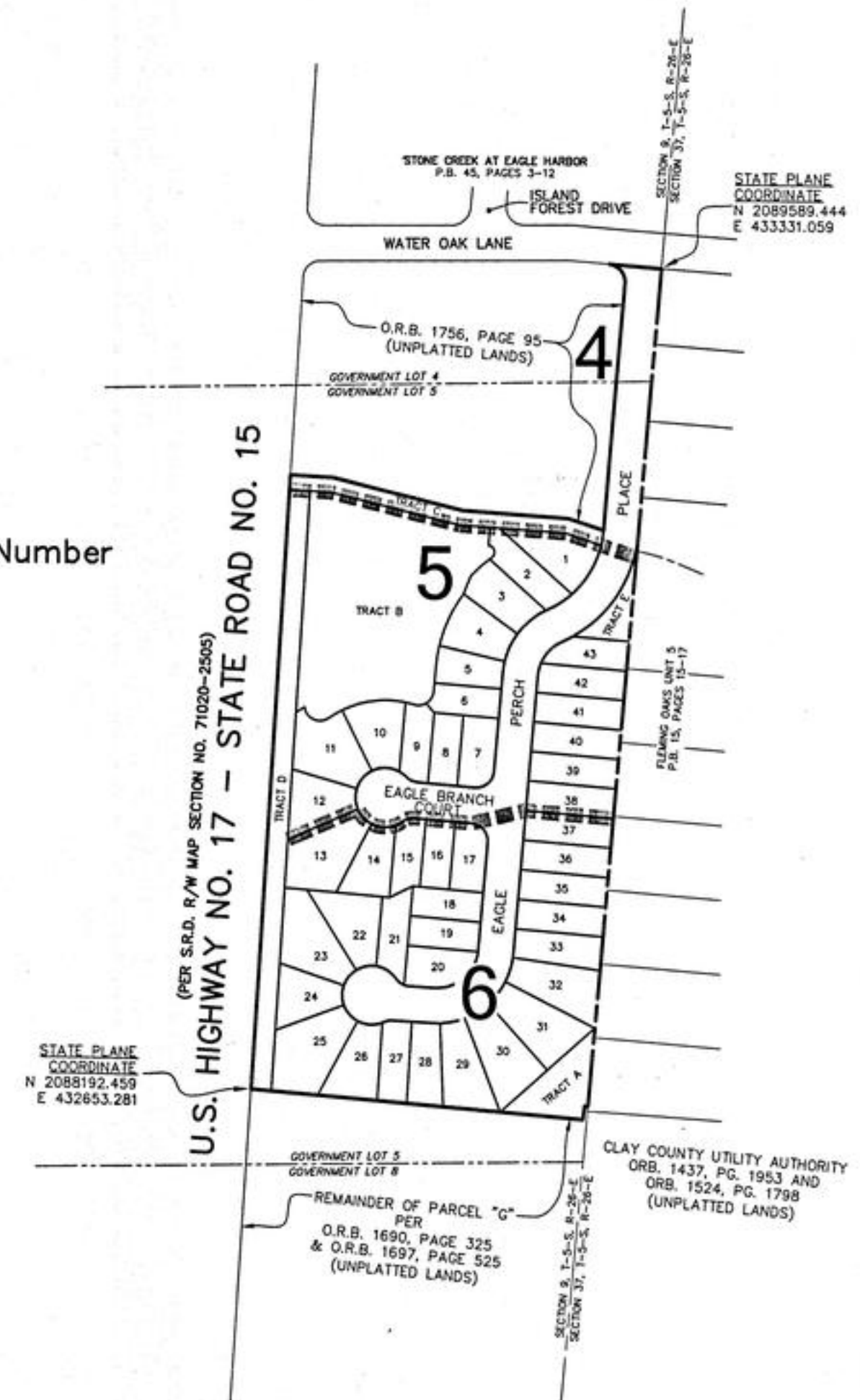
OTHER MATTERS AFFECTING CAPTIONED LANDS:

(Surveyor's Comments are in bold and in parenthesis)

1. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Declaration of Covenants, Conditions, Restrictions, Limitations and Easements for Towncenter and East of 17 at Eagle Harbor recorded December 5, 1997 in Official Records Book 1690, page 346; Amendment recorded May 27, 2005 in Official Records Book 2535, page 31; Release of Easement recorded May 9, 2007 in Official Records Book 2894, page 433; Comprehensive Supplemental recorded May 2, 2008 in Official Records Book 3015, page 769; Second Amended November 25, 2008 in Official Records Book 3067, page 451; Amendment recorded October 19, 2010 in Official Records Book 3251, page 156. (Platted lands are affected by Declaration recorded in O.R.B. 1690, page 346, which includes a blanket access, utility and drainage easement over the property, and other un-plottable easements, setbacks, and 8-foot-wide easements along each side of single-family lots. Not plottable. Also includes a 35' vegetative buffer along the East R/W line of U.S. 17. Platted.)

2. Covenants, Restrictions and Easements as set out in Special Warranty Deed recorded July 31, 2014 in Official Records Book 3665, page 772. (This is the vesting deed. Platted lands are affected. Plotted or noted hereon.)

Tract Areas	
Tract A	= 0.26 Acres ±
Tract B	= 2.04 Acres ±
Tract C	= 0.31 Acres ±
Tract D	= 0.81 Acres ±
Tract E	= 0.12 Acres ±



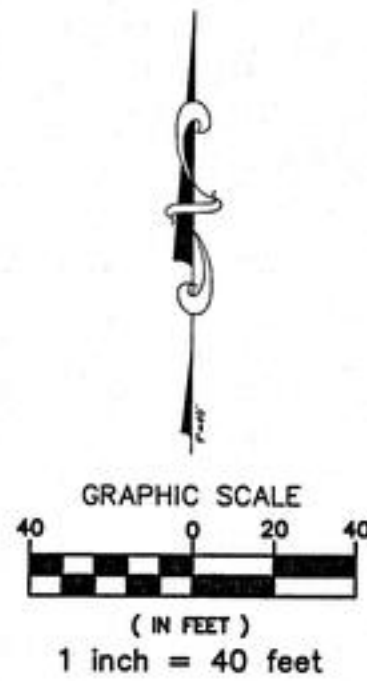
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PLAT BOOK **57** PAGE **53**
SHEET 5 OF 6 SHEETS

"TYPE 1 SUBDIVISION"
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C2	130.00	67.70	S49°48'11"W	63.07	28°04'37"
C3	160.00	48.47	N56°50'27"E	48.29	17°21'31"
C4	130.00	3.81	S64°40'31"W	3.81	1°40'43"
C5	130.00	52.02	S24°18'02"W	51.68	22°55'40"
C6	130.00	19.12	S87°23'21"W	19.11	8°25'41"
C8	30.00	47.12	N48°24'31"E	42.43	90°00'00"
C9	30.00	21.68	S64°53'12"E	21.21	41°24'38"
C10	50.00	15.09	N52°48'43"W	15.04	17°17'45"
C11	50.00	46.47	N89°15'03"W	46.50	50°32'48"
C12	50.00	40.98	S39°30'20"W	39.83	46°56'24"
C13	50.00	34.92	S37°58'22"E	34.22	40°01'02"
C14	50.00	34.38	S43°41'07"E	33.72	39°24'27"
C15	50.00	42.53	S87°45'22"E	41.26	48°44'04"
C16	50.00	12.98	N60°28'18"E	12.95	14°52'40"
C17	30.00	21.68	S79°42'14"W	21.21	41°24'38"
C18	30.00	47.12	N45°25'29"W	42.43	90°00'00"
C31	70.00	22.02	S13°25'08"W	21.83	18°01'17"
C32	70.00	52.64	S43°58'30"W	51.41	43°05'25"
C33	219.88	19.77	N62°56'42"E	19.76	9°08'02"
C34	219.88	214.76	N32°23'21"E	206.32	50°57'40"
C35	11.20	27.38	N16°21'08"W	21.05	140°02'58"
C36	253.80	4.82	S53°07'42"W	4.82	1°05'21"
C37	253.80	42.08	S47°48'39"W	42.53	9°36'44"
C38	244.00	97.64	S24°18'02"W	96.99	22°55'40"
C39	244.00	35.89	S87°23'21"W	35.86	8°25'41"
C40	26.00	25.10	N32°03'50"E	24.14	55°18'38"
C41	190.00	202.81	N34°58'15"E	193.15	81°05'54"
C42	100.00	106.66	S34°57'52"W	101.68	61°08'42"
C43	26.00	21.32	N83°12'23"E	20.72	46°58'28"
C46	164.00	14.68	N79°52'18"W	14.68	5°07'48"
C47	164.00	110.45	S82°16'11"W	108.38	38°35'18"
C48	164.00	25.91	S58°28'56"W	25.89	9°03'37"
C49	26.00	54.24	S66°18'41"E	44.93	119°32'00"
C50	244.00	133.53	S20°05'12"W	131.87	31°21'32"
C51	26.00	48.42	N59°33'04"E	40.49	102°17'06"
C52	164.00	151.05	S80°18'28"W	145.77	52°46'18"
C56	160.00	24.44	N64°47'51"E	24.41	8°43'00"
C59	160.00	97.71	N30°40'52"E	96.19	34°58'18"
C63	160.00	170.82	N34°58'15"E	162.65	61°05'54"
C64	218.88	234.53	N34°57'52"E	223.57	61°08'42"
C65	130.00	156.66	S34°57'52"W	132.18	61°08'42"
C66	70.00	74.66	S34°57'52"W	71.17	61°08'42"
C67	50.00	229.35	S42°43'11"W	75.00	262°49'09"

200' PUBLIC R/W PER S.R.D. R/W MAP SECTION NO. 71020-2508 (LAST REVISION 2-1-72)
U.S. HIGHWAY NO. 17 - STATE ROAD NO. 15



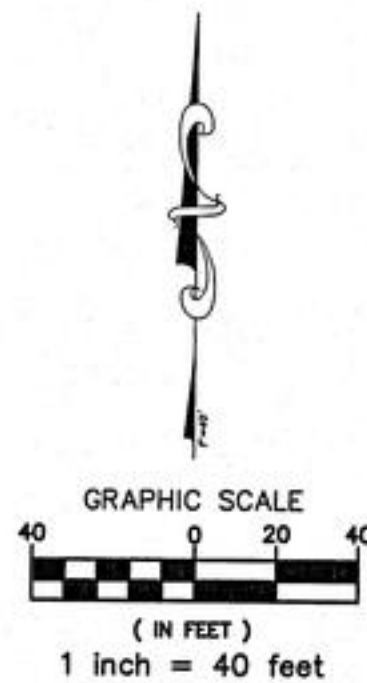
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EAGLE PERCH AT EAGLE HARBOR

Part of Government Lots 4 & 5, Section 9, Township 5 South, Range 26 East, Clay County, Florida

PLAT BOOK **57** PAGE **54**
SHEET 6 OF 6 SHEETS

"TYPE 1 SUBDIVISION"
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C7	50.00	35.50	S78°02'06"W	24.76	40°41'09"
C14	50.00	34.38	S43°41'07"E	33.72	39°24'27"
C15	50.00	42.53	S87°45'22"E	41.26	48°44'04"
C16	50.00	12.56	N62°25'16"E	12.95	14°52'40"
C17	30.00	21.68	S72°42'14"W	21.21	41°24'35"
C18	30.00	47.12	N40°35'29"W	42.43	90°00'00"
C19	70.00	2.71	N9°32'59"E	2.71	2°12'54"
C20	70.00	105.55	N48°48'17"E	95.83	86°23'26"
C21	30.00	8.89	S78°29'37"E	8.86	15°58'23"
C22	30.00	18.16	S57°39'57"E	17.88	34°40'47"
C23	50.00	40.40	N58°28'27"W	39.31	46°17'48"
C24	130.00	13.43	S68°56'29"E	13.42	5°55'10"
C25	130.00	42.84	N77°38'12"E	42.74	18°55'28"
C26	130.00	47.29	N57°45'13"E	47.03	20°50'30"
C27	130.00	47.29	N36°54'43"E	47.03	20°50'30"
C28	130.00	42.84	N77°01'43"E	42.74	18°55'28"
C29	130.00	7.18	N5°59'10"E	7.18	37°09'28"
C30	30.00	14.87	S78°48'56"W	14.72	28°24'15"
C43	100.00	154.85	N48°42'48"E	136.70	88°36'50"
C44	200.00	64.68	S77°42'59"E	64.40	18°31'50"
C68	130.00	201.05	N48°42'48"E	181.60	88°36'50"
C69	70.00	108.28	N48°42'48"E	97.79	88°36'35"
C70	50.00	226.95	S14°38'30"W	76.57	280°03'36"
C71	30.00	27.05	S61°09'14"E	26.14	51°39'20"
C73	50.00	34.25	S38°04'07"W	33.58	39°14'52"
C74	50.00	34.30	S12°34'E	33.83	28°18'38"
C75	50.00	36.24	S41°37'44"E	35.45	41°31'53"
C76	50.00	43.37	S87°43'37"E	42.02	49°41'02"
C77	50.00	2.87	N68°15'30"E	2.87	37°17'34"

200' PUBLIC R/W PER S.R.D. R/W MAP SECTION NO. 71020-2508 (LAST REVISION 2-1-72)
U.S. HIGHWAY NO. 17 - STATE ROAD NO. 15

