

FAIRWAY RIDGE AT EAGLE HARBOR

PART OF THE EAST 1/2 OF THE EAST 3/4 OF THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 48 PAGE 60
SHEET 1 OF 5 SHEETS

33452cap.dwg Tuesday - Jun 21, 2005 11:26AM * View: Cap *

"TYPE 1 SUBDIVISION"

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

Total number of lots = 28
Total number of tracts = 2

7.10 acres ±
CURRENT ZONING: P.U.D.

CAPTION

A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF THE EAST 3/4 OF THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE SHORE BOULEVARD, ACCORDING TO PLAT BOOK 2, PAGE 44 THRU 48 OF THE PUBLIC RECORDS OF SAID COUNTY, WITH THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) SOUTH 00 DEGREES 14 MINUTES 34 SECONDS EAST 200.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 119, PAGE 640, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; 2) SOUTH 00 DEGREES 14 MINUTES 34 SECONDS EAST 1108.84 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE ON THE SOUTH LINE THEREOF SOUTH 89 DEGREES 01 MINUTE 09 SECONDS WEST 247.50 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE EAST 3/4 OF THE EAST 1/2 OF GOVERNMENT LOT 3; THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) THENCE NORTH 00 DEGREES 16 MINUTES 03 SECONDS WEST 932.14 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 44 SECONDS WEST 336.88 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF LAKE SHORE BOULEVARD; THENCE ON LAST SAID LINE NORTH 79 DEGREES 54 MINUTES 14 SECONDS EAST 201.31 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 119, PAGE 640; THENCE ON THE WESTERLY LINE THEREOF SOUTH 00 DEGREES 14 MINUTES 34 SECONDS EAST 200.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE ON THE SOUTHERLY LINE THEREOF NORTH 79 DEGREES 54 MINUTES 14 SECONDS EAST 50.00 FEET THE POINT OF BEGINNING, BEING 7.10 ACRES, MORE OR LESS, IN AREA.

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 13th DAY OF Sept, 2005,
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

RICHARD J. O'CONNELL
Acting CLERK OF BOARD (SEAL)

GEORGE A. BUSH
CHAIRMAN

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 13th DAY OF 2005, 2005

THAD CROWE
DIRECTOR, DEPARTMENT OF PLANNING

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 48, PAGES 60 61 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 19th DAY OF September, 2005.

JAMES B. JETT
CLERK OF CIRCUIT COURT

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 FAIRWAY RIDGE AT EAGLE HARBOR, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. THE DRIVE, THE DRAINAGE EASEMENT ON LOT 1 AND THE DRAINAGE EASEMENT 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.

(TRACTS) TRACT A (LAKE AND FILTRATION SYSTEM) AND TRACT B (PARK) 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 EASEMENT THROUGH AND OVER THE LAKE 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 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 DRIVE; 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 A 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 PONDS AND SYSTEM IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACT IS CONVEYED TO A 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 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 LAKE 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 FAIRWAY RIDGE 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 AND 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

Collette J. Borell

Collette J. Borell

PRINT NAME

Deborah S. Stivers

Deborah S. Stivers

PRINT NAME

BY EAGLE HARBOR AT FLEMING ISLAND
JOINT VENTURE, A FLORIDA JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
ITS GENERAL PARTNER

BY: Leonard H. Ronnie, Jr.

LEONARD H. RONNIE, JR., PRESIDENT

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JUNE, 2005, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

Johanna Curry

PLACE NOTARY STAMP BELOW

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, GENERAL PARTNER

BY EAST WEST PARTNERS OF JACKSONVILLE, INC.
A VIRGINIA CORPORATION, ITS SOLE GENERAL PARTNER

BY: Roger S. Arrowsmith

ROGER S. ARROWSMITH, PRESIDENT

SIGNED IN THE PRESENCE OF:

Steve Anderson

PRINT NAME

Steve Anderson

PRINT NAME

Jack Hagan

PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF June, 2005, BY ROGER S. ARROWSMITH, PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. ROGER S. ARROWSMITH 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 EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

Helen D. Conner

PLACE NOTARY STAMP BELOW

HELEN D. CONNER

Notary Public, State of Florida

My comm. exp. Oct. 10, 2006

Comm. No. 20 381326



LB# 2933

PREPARED BY:
MCKEE, ELLAND AND MULLIS
LAND SURVEYORS, INC.
615 Blanding Boulevard
Orlando, Florida 32713-5058

FAIRWAY RIDGE AT EAGLE HARBOR

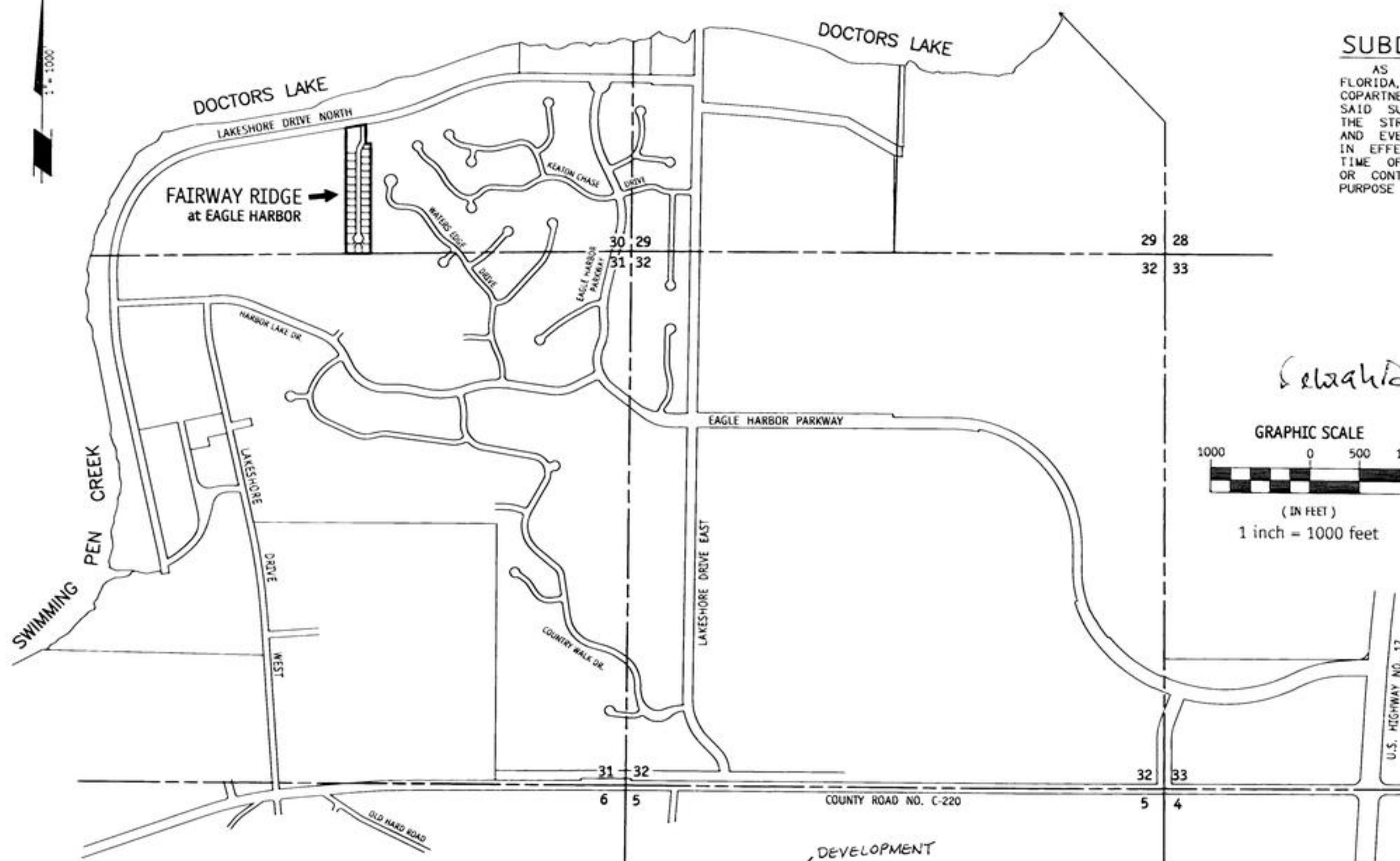
PART OF THE EAST 1/2 OF THE EAST 3/4 OF THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 48 PAGE 61

SHEET 2 OF 5 SHEETS

33452vic.dwg Tuesday - Jun 21, 2005 11:28AM * View: Vic *

"TYPE 1 SUBDIVISION"



VICINITY SKETCH

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 15 DAY OF July, 2005

Cheryl Miller
CHERYL MILLER
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 14th DAY OF SEPT, 2005

Carl T. [Signature]
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, 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 12th DAY OF July, 2005.

[Signature]
HAROLD E. EILAND
FLORIDA CERTIFICATE NO. 2518
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
615 Blanding Boulevard
Orange Park, Florida 32073-5058

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, 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 28 DAY OF June, 2005.

SIGNED IN THE PRESENCE OF:

[Signature]
WITNESS
Jack Healan
PRINT NAME

[Signature]
WITNESS
Steve Anderson
PRINT NAME

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

BY: *[Signature]*
JOHN F. CONNOR, CHAIRMAN
Jenise G. Whitmore

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF June, 2005, BY *[Signature]*, 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 HER 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.

[Signature]
PLACE NOTARY STAMP BELOW

HELEN D. CONNER
Notary Public, State of Florida
My comm. exp. Oct. 10, 2008
Comm. No. 120 361326

SUBDIVISION IMPROVEMENT GUARANTEE

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED OWNERS OF THIS SUBDIVISION DO HEREBY GUARANTEE TO EACH AND EVERY PERSON, FIRM, CO-PARTNERSHIP OR CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WHO SHALL PURCHASE A LOT OR LOTS IN SAID SUBDIVISION FROM SAID OWNERS, THAT SAID OWNERS SHALL WITHIN 12 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREETS AND DRAINAGE IMPROVEMENTS BY THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, COVERING SUBDIVISIONS IN EFFECT AT THE TIME OF THE FILING OF THIS FINAL PLAT INsofar AS THE SAME EFFECTS A LOT OR LOTS SOLD. TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE A PART OF EACH DEED OF CONVEYANCE OR CONTRACT OF SALE COVERING LOTS IN SAID SUBDIVISION, EXECUTED BY SAID OWNERS TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS JOINT VENTURERS.

SIGNED IN THE PRESENCE OF:

[Signature]
WITNESS
COLETTE J. BORELL
PRINT NAME
[Signature]
WITNESS
Reborah S. Stivers
PRINT NAME

BY EAGLE HARBOR AT FLEMING ISLAND
JOINT VENTURE, A FLORIDA JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
ITS GENERAL PARTNER
BY: *[Signature]*
LEONARD H. RONNIE, JR., PRESIDENT

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF June, 2005, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

[Signature]
PLACE NOTARY STAMP BELOW

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 8, 2005

SIGNED IN THE PRESENCE OF:

[Signature]
WITNESS
Steve Anderson
PRINT NAME
[Signature]
WITNESS
Jack Healan
PRINT NAME

BY EAST WEST PARTNERS OF JACKSONVILLE
LIMITED PARTNERSHIP, A VIRGINIA LIMITED
PARTNERSHIP, GENERAL PARTNER

BY EAST WEST PARTNERS OF JACKSONVILLE, INC.
A VIRGINIA CORPORATION, ITS SOLE GENERAL PARTNER
BY: *[Signature]*
ROGER S. ARROWSMITH, PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF June, 2005, BY ROGER S. ARROWSMITH, PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. ROGER S. ARROWSMITH 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 EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

[Signature]
PLACE NOTARY STAMP BELOW

HELEN D. CONNER
Notary Public, State of Florida
My comm. exp. Oct. 10, 2008
Comm. No. 120 361326

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 JENNINGS ROAD
MIDDLEBURG, FLORIDA 32068-3907

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



PREPARED BY:
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
615 Blanding Boulevard
Orange Park, Florida 32073-5058

FAIRWAY RIDGE AT EAGLE HARBOR

PART OF THE EAST 1/2 OF THE EAST 3/4 OF THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 48

PAGE 62

SHEET 3 OF 5 SHEETS

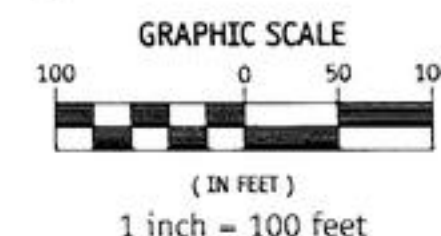
33452_FairwayRidge.dwg Thursday - Jul 07, 2005 09:23AM * View: K *
"TYPE 1 SUBDIVISION"

NEILHURST SECTION ONE
PLAT BOOK 2, PAGE 45

— FLOOD ZONE "A"

LAKE SHORE DRIVE NORTH
5' LY R/W LINE

POINT OF COMMENCEMENT



GENERAL NOTES:

- 1) □ DENOTES 4"X 4" CONCRETE PERMANENT REFERENCE MONUMENT SET. ("P.R.M."- LB 2933")
- 2) ■ DENOTES 5"X 5" CONCRETE MONUMENT FOUND. ("ST. REGIS")
- 3) ● DENOTES PERMANENT CONTROL POINT. ("PCP LB 2933")
- 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, REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MARCH 27, 2001, AND ARE APPROXIMATE ONLY.
- 8) ALL C.E.C. EASEMENTS SHOWN HEREON ARE ACCORDING TO OFFICIAL RECORDS BOOK 2503, PAGE 1332. THERE ARE ADDITIONAL 10' EASEMENTS (CENTERED ON UNDERGROUND SERVICE CABLE) RUNNING FROM C.E.C. EASEMENTS ALONG RIGHT OF WAY TO CONSUMER'S POINT OF CONNECTION THAT ARE NOT PLOTTABLE. C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUBORDINATE TO CO-EXISTING EASEMENTS FOR DRAINAGE HEREBY DEDICATED TO CLAY COUNTY, FLORIDA.
- 9) MINIMUM LOT SIZE: 6612 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) CAPTIONED PROPERTY IS INCLUDED IN AMENDED DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2458, PAGE 695, AS CORRECTED IN OFFICIAL RECORDS BOOK 2477, PAGE 1945.

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

TRACT AREA

TRACT "A" - 0.80 ACRES ±
TRACT "B" - 0.09 ACRES ±

PREPARED BY:
MCKEE, EDLAND AND MULLIS
LAND SURVEYORS, INC.
615 Blending Boulevard
Orange Park, Florida 32073-9098

PART OF THE EAST 1/2 OF THE EAST 3/4 OF THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PAGE 63

33452_FairwayRidge.dwg Thursday - Jul 07, 2005 09:23AM * View: 1 *

"TYPE 1 SUBDIVISION"



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	N 16° 22' 40" E	85.81'	150.00'	87.03'	44.78'	33° 14' 30"
C2	S 16° 22' 41" W	85.81'	150.00'	87.03'	44.78'	33° 14' 29"
C3	S 19° 27' 06" W	81.99'	175.00'	82.75'	42.17'	27° 05' 38"
C4	S 02° 49' 51" W	18.77'	175.00'	18.78'	9.40'	06° 08' 51"
C14	S 11° 23' 22" W	50.41'	125.00'	50.76'	25.73'	23° 15' 52"
C15	S 28° 00' 37" W	21.74'	125.00'	21.77'	10.91'	09° 58' 37"
C16	N 16° 22' 40" E	100.11'	175.00'	101.53'	52.24'	33° 14' 30"
C17	N 16° 22' 40" E	71.51'	125.00'	72.52'	37.31'	33° 14' 30"



LB# 2933
PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
615 Blanding Boulevard
Orange Park, Florida 32073-5058

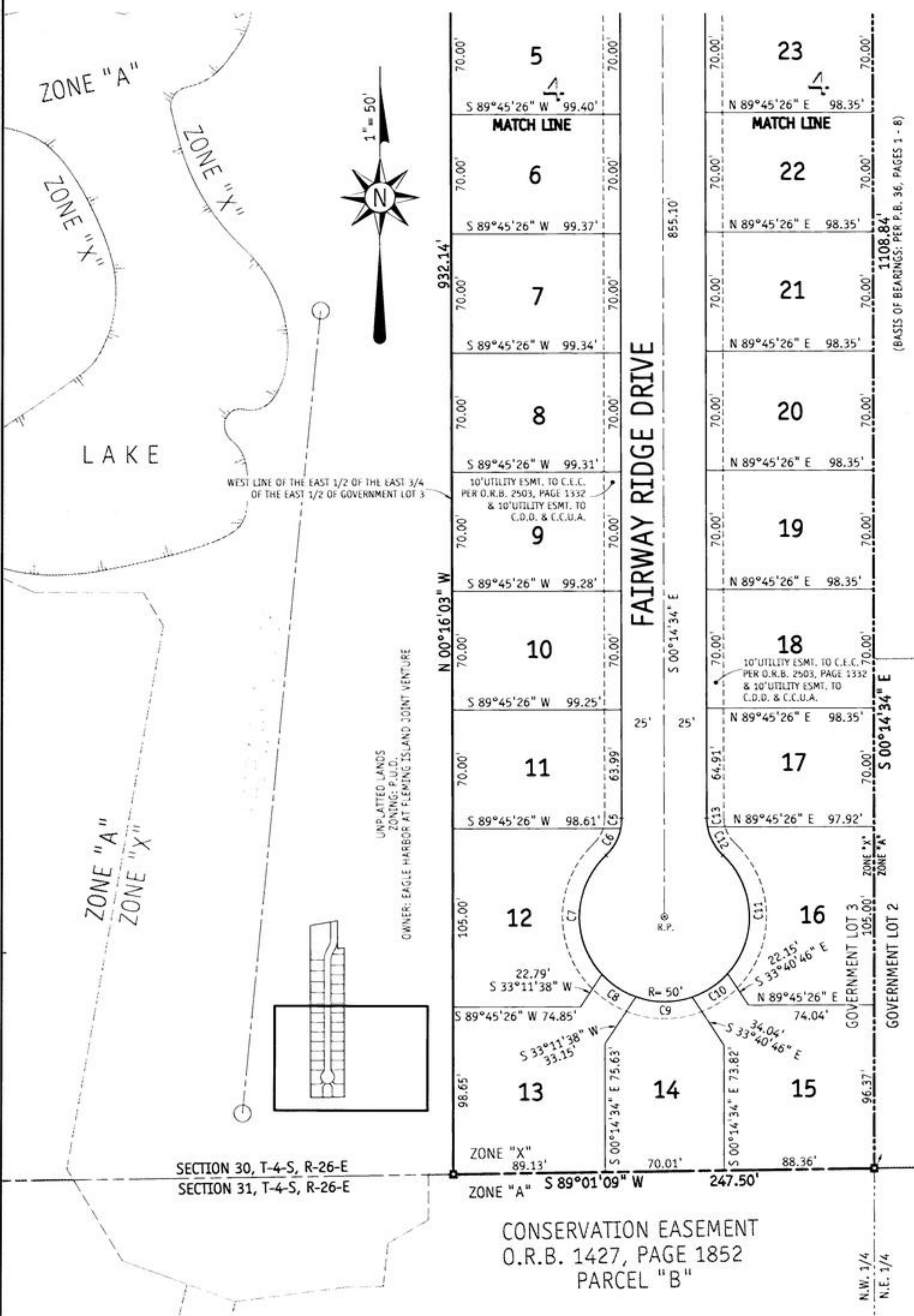
FAIRWAY RIDGE AT EAGLE HARBOR

PART OF THE EAST 1/2 OF THE EAST 3/4 OF THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 48 PAGE 64

SHEET 5 OF 5 SHEETS

33452_FairwayRidge.dwg Thursday - Jul 07, 2005 02:16PM View: 2
"TYPE 1 SUBDIVISION"

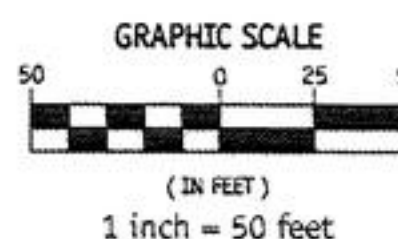


NOTES REGARDING UTILITY EASEMENTS:

- 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 OR 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. THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND/OR 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 THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT AND/OR CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND/OR 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 THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT'S FACILITIES AND/OR CLAY COUNTY UTILITY AUTHORITY FACILITIES.
- 4) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.D.D. AND C.C.U.A. 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, AND 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.).

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C5	N 05° 32' 02" E	6.04'	30.00'	6.05'	3.03'	11° 33' 12"
C6	N 28° 49' 03" E	18.05'	30.00'	18.33'	9.46'	35° 00' 51"
C7	S 01° 42' 09" W	70.24'	50.00'	77.88'	49.34'	89° 14' 40"
C8	S 56° 48' 22" E	24.00'	50.00'	24.24'	12.36'	27° 46' 23"
C9	S 89° 56' 50" E	32.98'	50.00'	33.61'	17.47'	38° 30' 33"
C10	N 56° 19' 14" E	25.00'	50.00'	25.27'	12.91'	28° 57' 18"
C11	N 02° 29' 01" W	69.87'	50.00'	77.36'	48.84'	88° 39' 12"
C12	S 28° 24' 42" E	18.94'	30.00'	19.27'	9.98'	36° 47' 51"
C13	S 05° 07' 40" E	5.11'	30.00'	5.12'	2.56'	09° 46' 12"

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



PREPARED BY:
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