

HOLSTEIN CROSSING PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK **73** PAGE **15**

SHEET **1** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION:

A parcel of land being a portion of Section 23, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of the Northeast Quarter of said Section 23; thence S01°50'57"W, along the easterly line of the Northwest Quarter of said Section 23, 390.00 feet to the POINT OF BEGINNING of the parcel described herein.

Thence departing said easterly line of the Northwest Quarter of Section 23, S88°09'03"E, 40.26 feet to a point on a non-tangent curve concave to the Northwest and having a radius of 55.00 feet; thence northeasterly along the arc of said curve, subtended by a chord bearing and distance of N61°43'20"E, 56.84 feet, on arc distance of 59.73 feet; thence N27°16'44"E, 49.81 feet; thence N00°04'10"W, 63.57 feet; thence N13°26'41"E, 33.50 feet; thence S82°25'46"E, 125.20 feet; thence S62°16'15"E, 69.50 feet; thence S05°02'49"W, 35.66 feet; thence S16°42'46"E, 93.17 feet; thence S35°18'57"W, 21.29 feet; thence S04°19'58"E, 58.88 feet; thence S23°14'54"W, 56.85 feet; thence S02°48'12"E, 101.46 feet to a point on a curve concave to the Southwest and having a radius of 202.54 feet; thence southeasterly along the arc of said curve, subtended by a chord bearing and distance of S44°39'54"E, 97.59 feet, on arc distance of 98.56 feet; thence N63°47'20"E, 60.16 feet to the westerly line of those lands as described in Official Records Book 3303, page 2177 of the Public Records of Clay County, Florida; thence along said westerly line the following two (2) courses: (1) S49°12'40"E, 15.84 feet; (2) S12°53'48"E, 36.39 feet; thence departing said line, S63°47'20"W, 60.26 feet to a point on a curve concave to the West and having a radius of 203.27 feet; thence southerly along the arc of said curve, subtended by a chord bearing and distance of S09°49'17"E, 47.55 feet, on arc distance of 47.65 feet to the point of tangency; thence S03°02'33"E, 30.97 feet; thence N87°48'29"E, 119.88 feet to the point of curvature of a curve concave to the North and having a radius of 62.00 feet; thence easterly along the arc of said curve, subtended by a chord bearing and distance of N80°11'36"E, 16.43 feet, on arc distance of 16.48 feet to the point of tangency; thence N72°34'43"E, 75.28 feet to the point of curvature of a curve concave to the Northeast and having a radius of 62.00 feet; thence northeasterly along the arc of said curve, subtended by a chord bearing and distance of N65°00'09"E, 16.35 feet, on arc distance of 16.40 feet to the point of reverse curvature of a curve concave to the South and having a radius of 208.00 feet; thence easterly along the arc of said curve, subtended by a chord bearing and distance of S71°48'06"E, 32.25 feet, on arc distance of 36.83 feet; thence S05°05'13"E, 80.89 feet; thence S84°57'22"W, 57.48 feet; thence N05°02'38"W, 10.00 feet; thence S84°57'22"W, 170.06 feet to the point of curvature of a curve concave to the Southeast and having a radius of 50.00 feet; thence southwesterly along the arc of said curve, subtended by a chord bearing and distance of S41°22'56"W, 68.93 feet, on arc distance of 76.05 feet to the point of tangency; thence S02°11'31"E, 59.58 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence southwesterly along the arc of said curve, subtended by a chord bearing and distance of S35°14'09"W, 30.39 feet, on arc distance of 32.66 feet to the point of reverse curvature of a curve concave to the Southeast and having a radius of 25.00 feet; thence southwesterly along the arc of said curve, subtended by a chord bearing and distance of S35°14'09"W, 30.39 feet, on arc distance of 32.66 feet to the point of tangency; thence S02°11'31"E, 25.00 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence southwesterly along the arc of said curve, subtended by a chord bearing and distance of S42°48'29"W, 35.36 feet, on arc distance of 39.27 feet to the point of tangency; thence S87°48'29"W, 128.45 feet; thence S02°11'31"E, 140.00 feet; thence S13°30'06"E, 61.18 feet; thence S02°11'31"E, 280.00 feet; thence S03°56'26"E, 60.02 feet; thence S02°11'31"E, 130.00 feet; thence N87°48'29"E, 499.22 feet to the point of curvature of a curve concave to the Southwest and having a radius of 35.00 feet; thence southeasterly along the arc of said curve, subtended by a chord bearing and distance of S48°36'07"E, 48.26 feet, on arc distance of 53.26 feet to the point of tangency; thence S05°00'44"E, 216.39 feet to the point of curvature of a curve concave to the Northwest and having a radius of 35.00 feet; thence southwesterly along the arc of said curve, subtended by a chord bearing and distance of S28°46'15"W, 38.92 feet, on arc distance of 41.27 feet; thence S43°16'13"E, 18.80 feet; thence S05°00'44"E, 400.01 feet; thence N87°22'11"E, 136.93 feet; thence S74°45'38"E, 60.04 feet; thence S76°18'57"E, 165.60 feet to a point on the easterly line of lands as described in Official Records Book 4615, page 349 of said Public Records; thence along said easterly line, run the following two (2) courses: (1) S05°00'44"E, 94.17 feet; (2) S89°57'58"E, 70.85 feet to a point on the northerly right-of-way line of County Road 739-B, a.k.a. Sandridge Road (an 80 foot public right-of-way, according to the State Road Department Right-of-Way Map, Section 71530-2603, dated 12/6/62), said point also being on a curve concave to the North and having a radius of 1,392.40 feet; thence along said northerly right-of-way line the following two (2) courses: (1) westerly along the arc of said curve, subtended by a chord bearing and distance of S69°27'27"W, 425.65 feet, on arc distance of 427.33 feet; (2) S76°15'02"W, 642.42 feet to a point on the westerly line of said lands as described in Official Records Book 4615, page 349; thence N01°38'56"E, along said line, 471.13 feet to the southeasterly corner of lands described in Official Records Book 4615, page 342, of said Public Records; thence S87°48'29"W, along the southerly line of said lands, 593.22 feet to the southwesterly corner thereof; thence along the westerly line thereof, and then along the westerly line of Official Records Book 4615, page 337, of said Public Records, N01°50'57"E, 2120.55 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 43.60 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the Public Records of Clay County, Florida, the undersigned Dedicator of this subdivision does 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 Dedicator, that said Dedicator shall, within 12 months of the date of acceptance of the streets and drainage improvements by the Holstein Crossing Owners' Association, Inc., 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 affects 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 the lots in said subdivision, executed by said Dedicator, to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

In witness whereof, the Dedicator has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of the Board of Directors.

DEDICATOR: LENNAR HOMES, LLC
a Florida limited liability company

BY: Christine Braun Danielle Ronald Polowy
Vice President Witness Print Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of February, 2024 by Christine Braun, Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of LENNAR HOMES, LLC. She is personally known to me and did not take an oath or produce identification.

Gina Melton
Notary Public, State of Florida

Gina Melton
Print Name

My commission expires: 2/16/2025

ADOPTION AND DEDICATION

This is to certify that LENNAR HOMES, LLC, a Florida limited liability company ("Dedicator"), is the lawful Dedicator of the lands described in the caption shown hereon which shall hereafter be known as HOLSTEIN CROSSING PHASE 1, and the Dedicator has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road rights-of-way designated as AGRICULTURE AVENUE, GRAND FINALE STREET, LITTLE TROUT LANE and HERD STREET are hereby irrevocably dedicated to the Holstein Crossing Owners' Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns, in perpetuity for maintenance of the right-of-way, access and drainage improvements which are now or hereafter constructed thereon.

The roads, streets, drainage, or other common facilities of this subdivision are/is not intended for public use and the Board of County Commissioners expressly rejects any road, street, or other common facility for maintenance by Clay County.

The Dedicator, its successors and assigns, hereby grants to the present and future owners of the lots and tracts shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owners in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across the private roadways shown on this plat. The Dedicator, its successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon, unless such property has been dedicated or conveyed to a unit of government, in which case it shall be governed in accordance with applicable local, state or federal law.

Tract A (Lift Station) is hereby conveyed in fee simple title to Clay County Utility Authority. Tracts B and C (20' Adequate Public Facilities); Tracts D, E and T (10' Perimeter Buffers); Tracts G, L, O, R, V and W (Open Spaces); Tracts F and H (Parks); Tracts I, N and S (SWMF / UDE) are hereby dedicated to the Association, its successors and assigns. Tract Q (50' driveway access) dedicated to a tract of land as described in Official Records Book 3303, page 2177 of the Public Records of Clay County Florida.

Upon failure of the Community Development District, Homeowners' Association, or any other such entity that has assumed the obligation of maintenance pertaining to any stormwater management facilities, drainage easements, roads, streets, rights-of-way, tracts, or any other portion of a parcel as shown hereon the plat, the obligation would then equally fall on the lot owners as shown hereon the plat.

Dedicator hereby reserves the right of ingress and egress over all property and easements dedicated to the Association for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sale and exclusive property of the undersigned Dedicator, its successors and grantees, if any, of said easements. The undersigned Dedicator retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the undersigned Dedicator reserves the right to assign the obligation for maintenance of said easements to the Association, or other such entity and will assume all obligation of maintenance and operation thereof under the plat.

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.09(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned Dedicator, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "Easements to CEC" are hereby irrevocably dedicated to Clay Electric Cooperative, Inc., its successors and assigns, to its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Clay Electric Cooperative, Inc. over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Dedicator hereby irrevocably and without reservation dedicates to CEC, its successors and assigns, a non-exclusive easement over, upon and under the road rights-of-way designated on this plat and all future right of way tracts, for its non-exclusive use in conjunction with the installation, maintenance, and use of CEC utilities together with the right of CEC its successors and assigns, of ingress and egress to and over said road rights-of way designated on this plat.

Those easements designated as "Easements to CCUA" are hereby irrevocably dedicated to Clay County Utility Authority, its successors and assigns, to its non-exclusive use in conjunction with its underground utility system. Additional utility easements may be granted to Clay County Utility Authority over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of utility services.

Those easements denoted as UDE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns. Those easements denoted as UDAE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns.

The drainage easement through and over the lake and filtration system shown on this plat are subject to the following covenant, which shall run with the land:

Tracts I, N and S (SWMF / UDE) are established for the placement and maintenance of stormwater retention/detention lake and filtration system. The Association shall remain responsible for the maintenance and/or repair of said stormwater retention/detention lake and filtration system, in accordance with all applicable permits and laws. Clay County, 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 Dedicator or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems 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. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, 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 systems described above, or any part thereof, occasioned wholly or in part by any act of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Holstein Crossing Phase 1. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

The drainage easements hereby dedicated shall permit Clay County, its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients chemicals and all other substances which may flow or pass from said trails, courts, lanes and streets, from adjacent land or from any other source of Public Waters into or through said lakes and filtration systems, without any liability whatsoever on the part of Clay County, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by Clay County, its successors and assigns.

Dedicator hereby reserves and shall have the sole and absolute right, at any time, with the consent and approval of the governing body of any municipality or other government body public then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by 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, homeowners or by establishment of a municipal service benefit district.

(CONTINUED UPPER RIGHT)

ADOPTION AND DEDICATION (CONTINUED)

In witness whereof, the Dedicator has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of the Board of Directors.

DEDICATOR: LENNAR HOMES, LLC, a Florida limited liability company

BY: Christine Braun Danielle Ronald Polowy
Vice President Witness Print Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of February, 2024 by Christine Braun, Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of LENNAR HOMES, LLC. She is personally known to me and did not take an oath or produce identification.

Gina Melton
Notary Public, State of Florida

Gina Melton
Print Name

My commission expires: 2/16/2025



DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

Examined and approved on this 21st day of February, A.D., 2024.

T. Chereese Stewart
T. Chereese Stewart, Director

COUNTY ENGINEER'S APPROVAL

Examined and approved on this 20th day of February, A.D., 2024.

Richard Smith, P.E.
Richard Smith, P.E., County Engineer

COUNTY COMMISSIONERS' APPROVAL

Examined and approved on this 13 day of February, A.D., 2024, by the Board of County Commissioners, Clay County, Florida.

Jim Rensinger
Jim Rensinger, Chairman

Tara S. Green
Tara S. Green, Clay County Clerk of Court and Comptroller Ex Officio Clerk to the Board

CERTIFICATE OF CLERK

I certify that this plat is recorded in Plat Book 73, Pages 15-24 of the

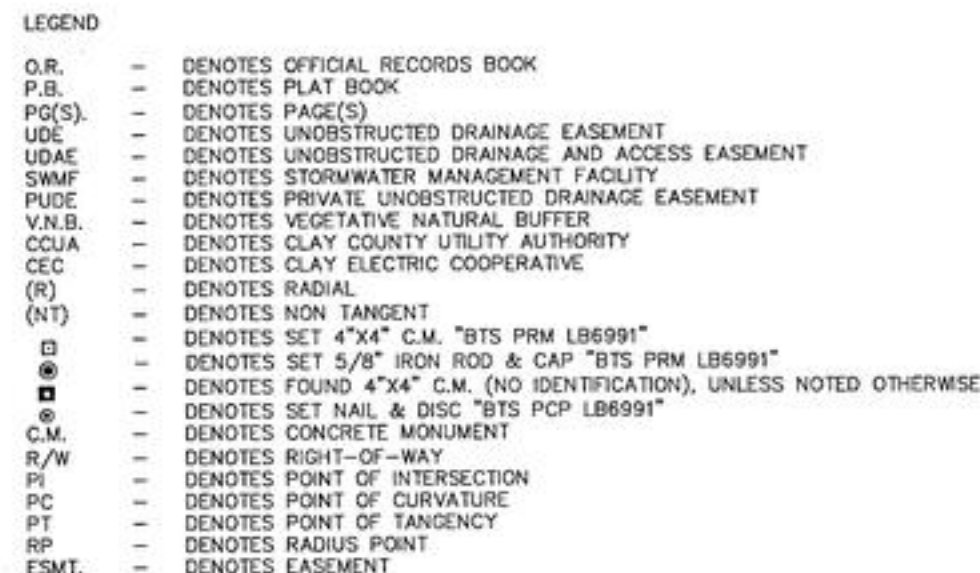
Public Records of Clay County, Florida on this 8 day of March, A.D., 2024.

Tara S. Green
Tara S. Green
Clerk of the Court

(FOR SURVEYOR'S CERTIFICATES SEE SHEET 2)

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258





TOTAL NUMBER OF LOTS = 110
43.60 ACRES ±
ZONING: LA MPC
FUTURE LAND USE: LA MPC

SETBACKS PER P.U.D.:
FRONT: 5' FOR FRONT PORCHES; 10' FOR FRONT FACADE;
20' FOR FRONT FACING GARAGES
SIDE: 5'
REAR: 10'

LOTS DENOTED WITH "*" WILL HAVE A 30' FRONTAGE SETBACK

UTILITIES SUPPLIERS:
WATER & SEWER: CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS RD
MIDDLEBURG, FL 32068

ELECTRICITY: CLAY ELECTRIC COOPERATIVE, INC.
P.O. BOX 308
KEYSTONE HEIGHTS, FL 32656

OWNER: LENNAR HOMES, LLC
7411 FULLERTON ST., SUITE 220
JACKSONVILLE, FL 32256

ENGINEER: DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FL 32216

SURVEYOR: BARTRAM TRAIL SURVEYING, INC.
1501 CR 315, SUITE 106
GREEN COVE SPRINGS, FL 32043



GENERAL NOTES

1. Bearings shown hereon are based upon the northerly line of the Northeast 1/4 of Section 23, as having a bearing of N89°37'25"E, according to Official Records Book 4615, page 337, of the Public Records of Clay County, Florida.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvement which may impede the use of said easements by Holstein Crossing Owner's Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the Association at the expense of each lot owner for the removal and/or replacement of such items.
4. 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.
5. 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
6. Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal, state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
8. Vegetative Natural buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.

SURVEYOR'S CERTIFICATE OF REVIEW

This undersigned surveyor hereby certifies that they have reviewed this plat on behalf of Clay County, Florida, in accordance with the requirements of Chapter 177.08(1), Florida Statutes, 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 14th day of February, 2024.

John S. Adams
John S. Adams
Professional Land Surveyor
License Number LS 4469
1501 CR 315, Suite 106
Green Cove Springs, FL 32043

SURVEYOR'S CERTIFICATE

Know all ye men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a professional surveyor and mapper, does hereby certify that the above plot is a true and correct representation of the lands surveyed, plotted and described, and was made under the undersigned's responsible direction and supervision, and that the plot complies with all of the survey requirements of Part 1, Chapter 177 Florida Statutes.

Signed and sealed this 7th day of February 2024 A.D.

Thomas P. Hughes, P.L.S.
Professional Land Surveyor
License Number LS 3502

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

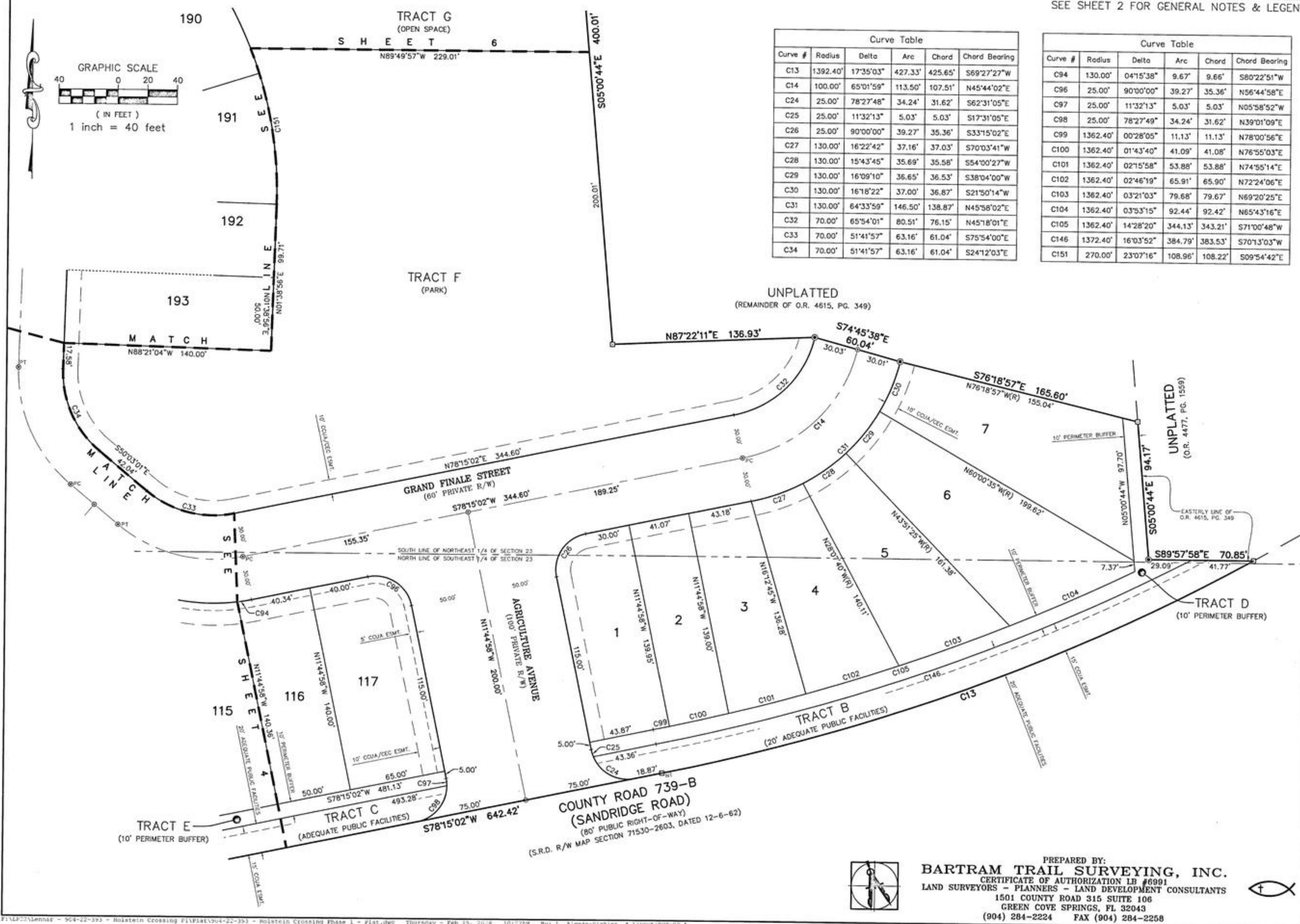
HOLSTEIN CROSSING PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK **73** PAGE **17**

SHEET **3** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



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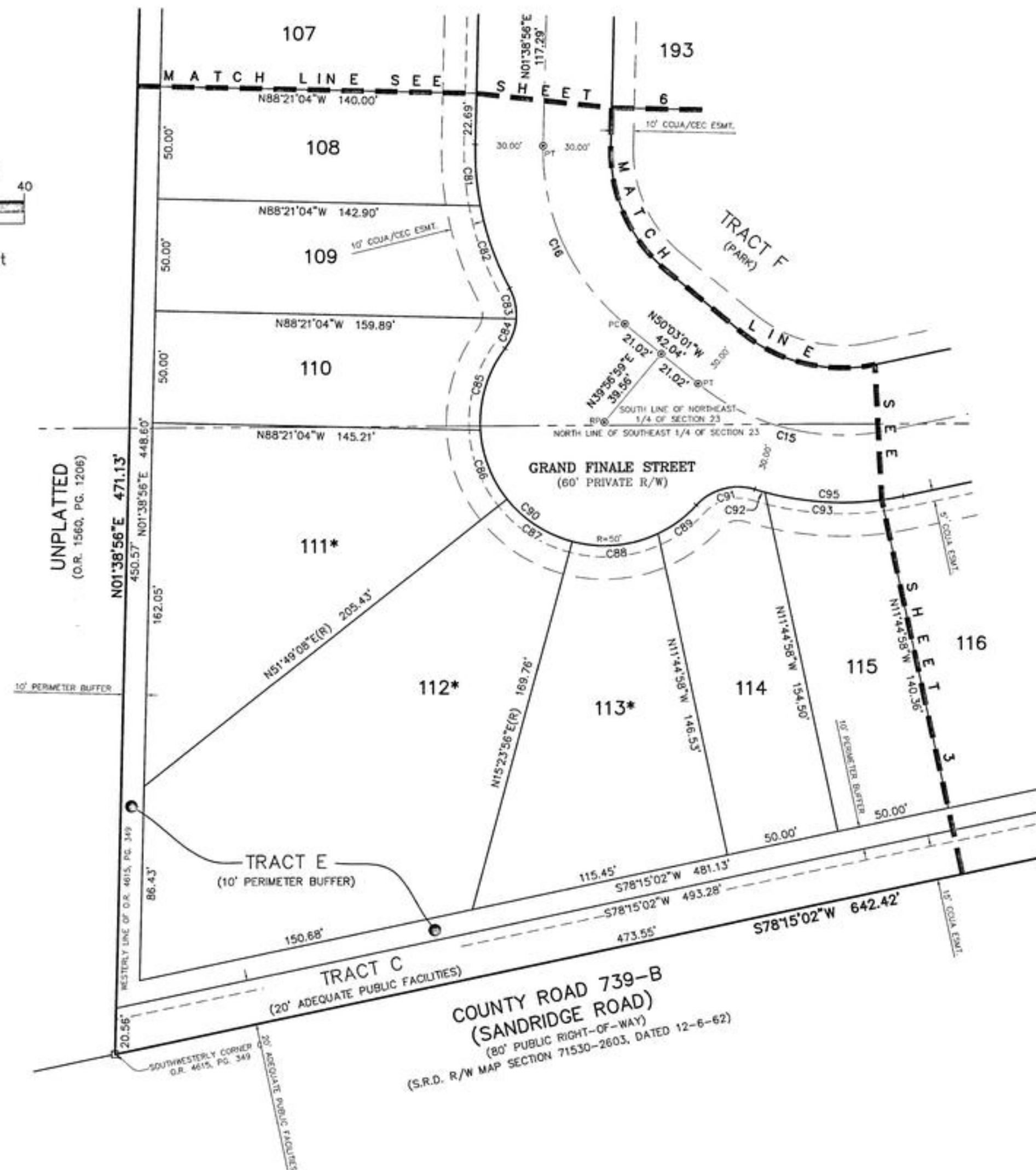
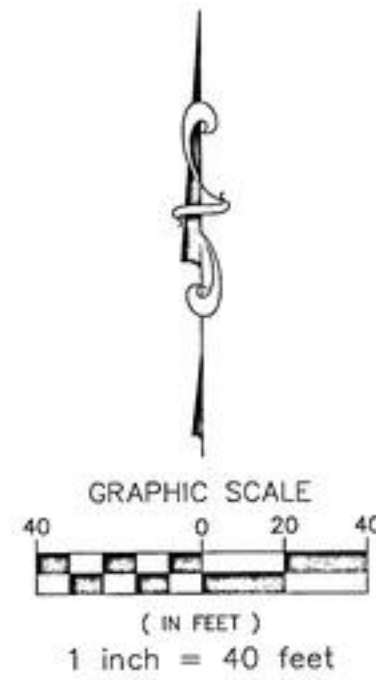
HOLSTEIN CROSSING PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK **73** PAGE **B**

SHEET **4** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C15	100.00'	51°41'57"	90.23'	87.20'	N75°54'00"W
C16	100.00'	51°41'57"	90.23'	87.20'	N24°12'03"W
C81	130.00'	12°07'29"	27.51'	27.46'	N04°24'49"W
C82	130.00'	17°14'43"	39.13'	38.98'	N19°05'54"W
C83	25.00'	32°19'08"	14.10'	13.92'	N11°33'42"W
C84	25.00'	32°36'50"	14.23'	14.04'	N20°54'17"E
C85	55.00'	40°31'34"	38.90'	38.10'	N16°56'55"E
C86	55.00'	34°52'00"	33.47'	32.96'	N20°44'52"W
C87	55.00'	36°25'12"	34.96'	34.37'	N56°23'28"W
C88	55.00'	40°42'05"	39.07'	38.25'	S85°02'54"W
C89	55.00'	22°00'36"	21.13'	21.00'	S53°41'33"W
C90	55.00'	174°31'27"	167.53'	109.87'	S50°03'01"E
C91	25.00'	64°55'58"	28.33'	26.84'	S75°09'14"W
C92	130.00'	02°03'12"	4.66'	4.66'	N73°24'23"W
C93	130.00'	23°03'22"	52.31'	51.96'	N85°57'40"W
C95	130.00'	29°22'11"	66.64'	65.91'	S87°03'52"E



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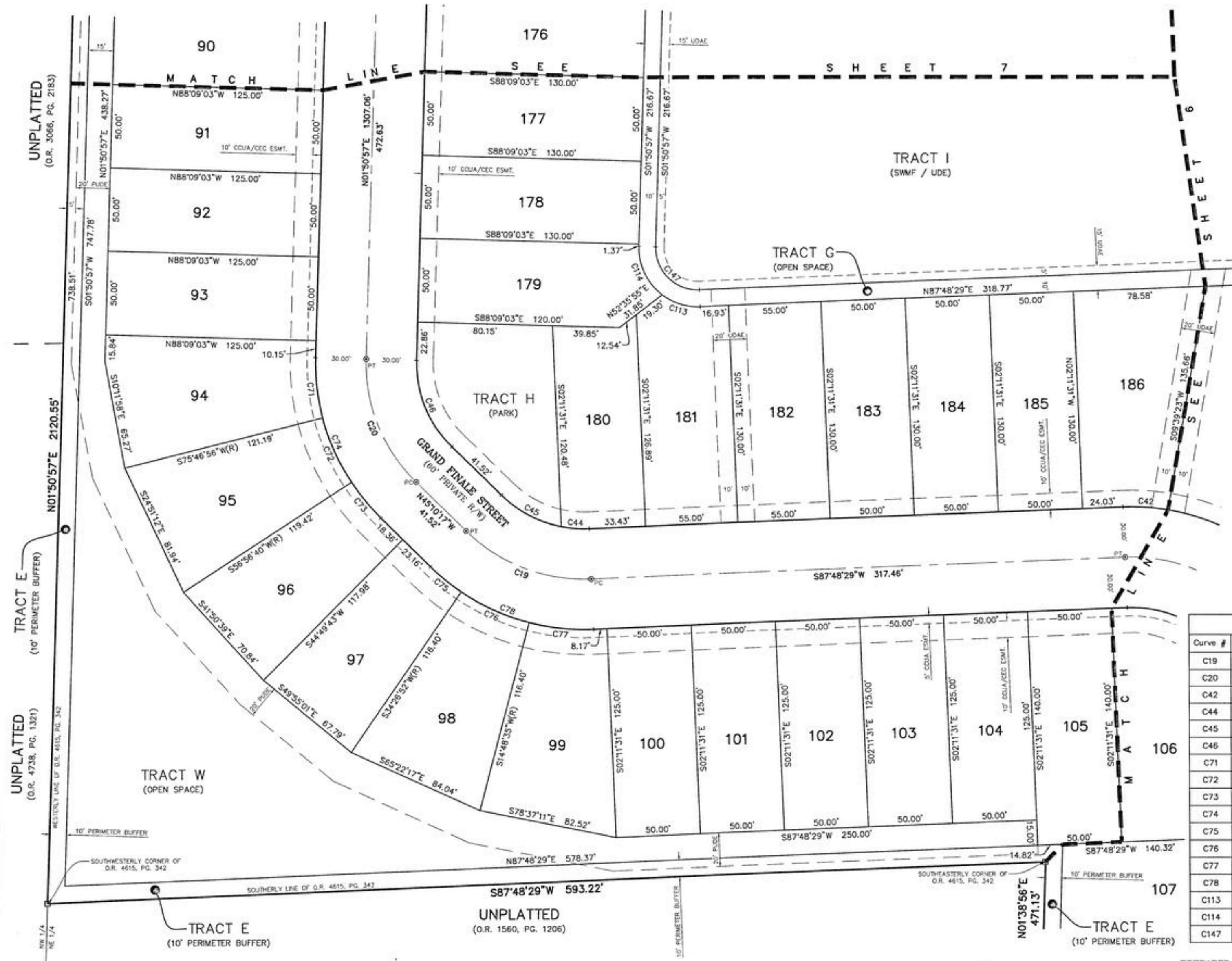
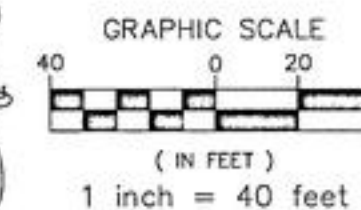
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PLAT BOOK **73** PAGE **19**

SHEET **5** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C19	100.00'	47°01'14"	82.07'	79.78'	N88°40'54"W
C20	100.00'	47°01'14"	82.07'	79.78'	N21°39'40"W
C42	130.00'	11°50'54"	26.88'	26.84'	S86°16'04"E
C44	70.00'	13°41'36"	16.73'	16.69'	S85°20'43"E
C45	70.00'	33°19'38"	40.72'	40.15'	S61°50'06"E
C46	70.00'	47°01'14"	57.45'	55.85'	S21°39'40"E
C71	130.00'	16°04'01"	36.45'	36.34'	N06°11'04"W
C72	130.00'	18°50'16"	42.74'	42.55'	N23°38'12"W
C73	130.00'	12°06'57"	27.49'	27.44'	N39°06'48"W
C74	130.00'	47°01'14"	106.69'	103.72'	S21°39'40"E
C75	130.00'	10°22'51"	23.55'	23.52'	N50°21'43"E
C76	130.00'	19°38'17"	44.56'	44.34'	N65°22'17"E
C77	130.00'	17°00'05"	38.58'	38.43'	N83°41'28"E
C78	130.00'	47°01'14"	106.69'	103.72'	S66°40'54"W
C113	35.00'	39°34'09"	24.17'	23.69'	N72°24'26"W
C114	35.00'	47°23'07"	28.95'	28.13'	N21°50'37"W
C147	25.00'	94°02'27"	41.03'	36.58'	S45°10'17"E



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BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258



A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

UNPLATTED

(REMAINDER OF O.R. 4615, PG. 349)

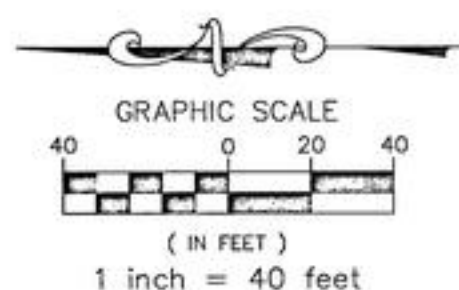
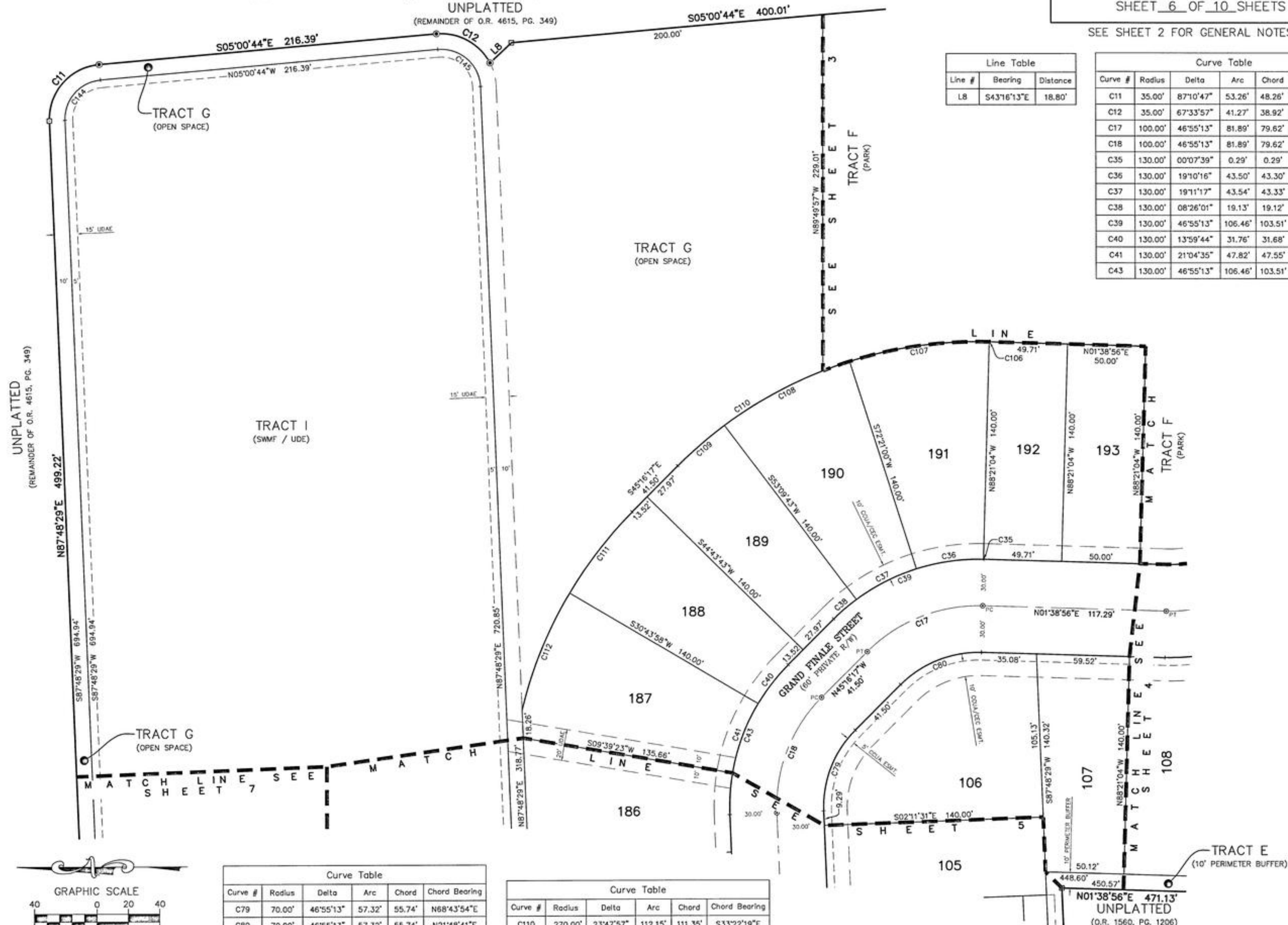
S05°00'44"E 400.01'

SHEET 6 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Line Table		
Line #	Bearing	Distance
L8	S43°16'13"E	18.80'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C11	35.00'	87°10'47"	53.26'	48.26'	S48°36'07"E
C12	35.00'	67°33'57"	41.27'	38.92'	S28°46'15"W
C17	100.00'	46°55'13"	81.89'	79.62'	N21°48'41"W
C18	100.00'	46°55'13"	81.89'	79.62'	N68°43'54"W
C35	130.00'	00°07'39"	0.29'	0.29'	S01°35'06"W
C36	130.00'	19°10'16"	43.50'	43.30'	S08°03'52"E
C37	130.00'	19°11'17"	43.54'	43.33'	S27°14'38"E
C38	130.00'	08°26'01"	19.13'	19.12'	S41°03'17"E
C39	130.00'	46°55'13"	106.46'	103.51'	N21°48'41"W
C40	130.00'	13°59'44"	31.76'	31.68'	S52°16'10"E
C41	130.00'	21°04'35"	47.82'	47.55'	S69°48'19"E
C43	130.00'	46°55'13"	106.46'	103.51'	N68°43'54"W



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C79	70.00'	46°55'13"	57.32'	55.74'	N68°43'54"E
C80	70.00'	46°55'13"	57.32'	55.74'	N21°48'41"E
C106	270.00'	00°03'41"	0.29'	0.29'	N01°37'05"E
C107	270.00'	19°14'14"	90.65'	90.23'	N08°01'52"W
C108	270.00'	19°11'17"	90.42'	90.00'	N27°14'38"W
C109	270.00'	08°26'01"	39.74'	39.71'	N41°03'17"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C110	270.00'	23°47'57"	112.15'	111.35'	S33°22'19"E
C111	270.00'	13°59'44"	65.95'	65.79'	N52°16'10"W
C112	270.00'	17°16'56"	81.44'	81.13'	N67°54'30"W
C144	25.00'	87°10'47"	38.04'	34.47'	N48°36'07"W
C145	25.00'	92°49'13"	40.50'	36.21'	N41°23'53"E



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GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



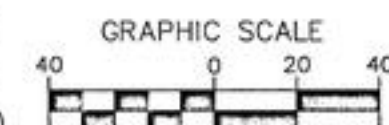
HOLSTEIN CROSSING PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET **7** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C23	1000.00'	04°02'27"	70.53'	70.51'	S89°49'43"W
C47	25.00'	85°57'33"	37.51'	34.09'	S44°49'43"W
C48	25.00'	94°02'27"	41.03'	36.58'	S45°10'17"E
C63	25.00'	85°57'33"	37.51'	34.09'	N44°49'43"E
C64	970.00'	04°02'27"	68.41'	68.40'	N89°49'43"E
C65	25.00'	36°52'12"	16.09'	15.81'	N69°42'58"W
C66	25.00'	53°14'16"	23.23'	22.40'	N24°39'44"W
C67	25.00'	53°07'58"	23.18'	22.36'	S28°24'46"W
C68	25.00'	36°52'12"	16.09'	15.81'	S73°24'51"W
C69	1030.00'	04°02'27"	72.64'	72.63'	S89°49'43"W
C70	25.00'	94°02'27"	41.03'	36.58'	N45°10'17"W
C115	35.00'	41°25'05"	25.30'	24.75'	N22°33'29"E
C116	35.00'	20°27'41"	12.50'	12.43'	N53°29'53"E
C143	25.00'	85°57'33"	37.51'	34.09'	S44°49'43"W
C148	35.00'	24°04'46"	14.71'	14.60'	N75°46'06"E
C149	35.00'	85°57'33"	52.51'	47.72'	S44°49'43"W
C153	15.00'	85°57'33"	22.50'	20.45'	N44°49'43"E
C154	960.00'	04°02'27"	67.71'	67.69'	N89°49'43"E
C155	1040.00'	04°02'27"	73.35'	73.33'	S89°49'43"W
C156	15.00'	94°02'27"	24.62'	21.95'	N45°10'17"W

Line #	Bearing	Distance
L12	N87°48'29"E	16.95'
L13	S88°09'03"E	16.50'
L14	N88°09'03"W	16.50'
L15	S87°48'29"W	9.18'
L18	S46°43'58"E	25.01'



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 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

HOLSTEIN CROSSING PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET 8 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



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1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



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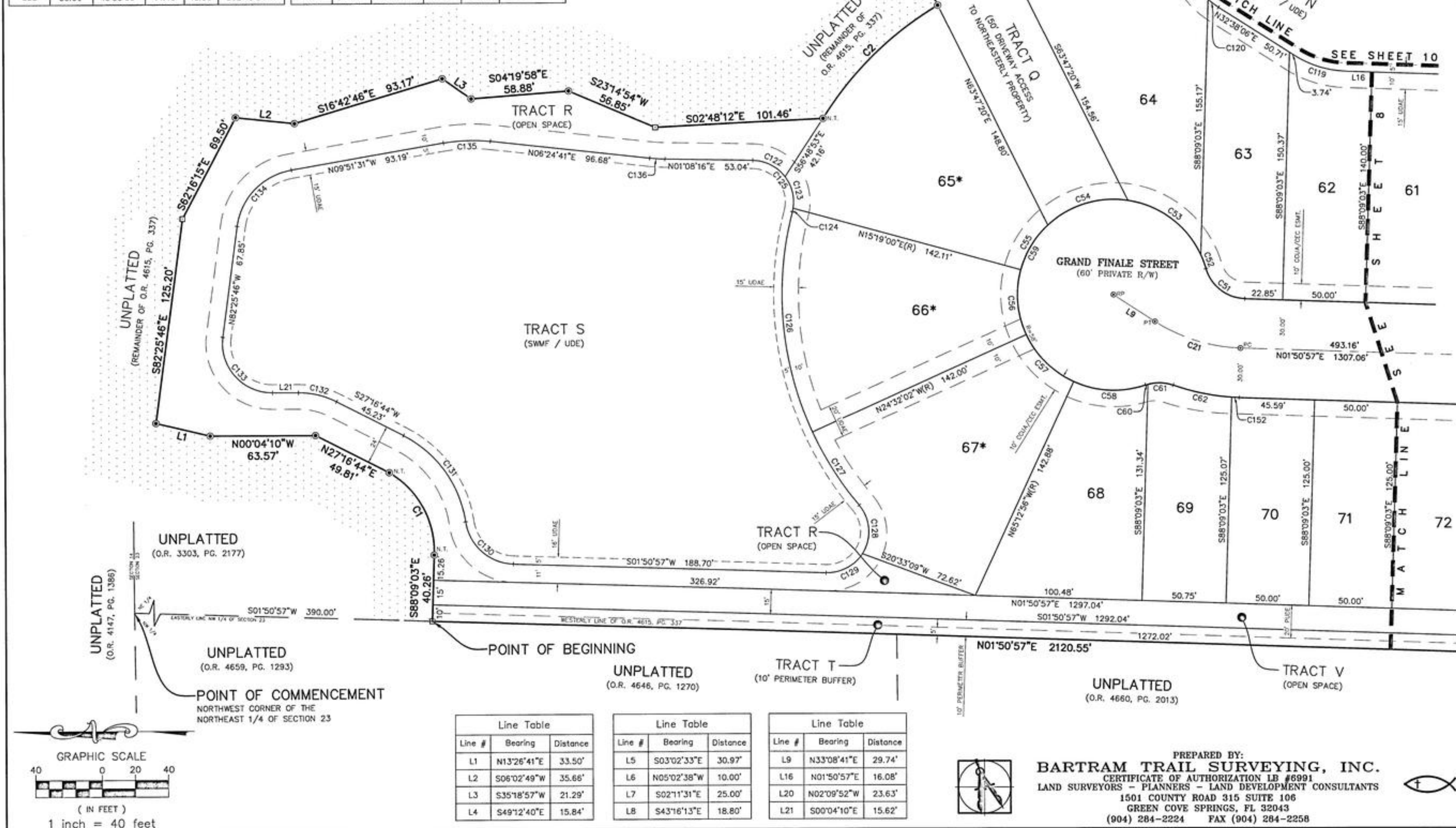
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SHEET **9** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Curve Table						Curve Table						Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing	Curve #	Radius	Delta	Arc	Chord	Chord Bearing	Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1(NT)	55.00'	62°13'42"	59.73'	56.84'	N61°43'20"E	C59	58.00'	73°27'05"	276.81'	79.52'	N62°24'24"W	C127	200.00'	15°05'12"	52.66'	52.51'	S57°55'22"W
C2(NT)	202.54'	27°52'52"	98.56'	97.59'	S44°39'54"E	C60	25.00'	03°28'09"	1.51'	1.51'	S17°23'52"E	C128	25.00'	72°02'03"	31.43'	29.40'	S86°23'48"W
C3(NT)	203.27'	13°25'57"	47.65'	47.55'	S09°49'17"E	C61	25.00'	35°24'45"	15.45'	15.21'	S02°02'35"W	C129	25.00'	59°26'08"	25.93'	24.79'	N27°52'07"W
C21	100.00'	31°17'45"	54.62'	53.94'	N17°29'49"E	C62	130.00'	15°57'20"	36.20'	36.09'	S11°46'18"W	C130	30.00'	80°12'39"	42.00'	38.65'	S41°57'16"W
C51	25.00'	72°28'12"	31.62'	29.55'	S38°05'03"W	C119	60.00'	30°47'10"	32.24'	31.85'	N17°14'32"E	C131	70.00'	54°46'52"	66.93'	64.41'	S54°40'10"W
C52	58.00'	08°51'11"	8.96'	8.95'	S69°53'33"W	C120	50.00'	09°02'28"	7.89'	7.88'	N37°09'20"E	C132	50.00'	27°20'54"	23.87'	23.64'	S13°36'17"W
C53	58.00'	56°42'58"	57.41'	55.10'	S37°10'50"W	C121	50.00'	36°59'29"	32.28'	31.72'	N60°10'19"E	C133	30.00'	97°38'24"	51.12'	45.16'	S48°45'02"W
C54	58.00'	51°46'21"	52.41'	50.64'	S17°03'49"E	C122	25.00'	51°45'59"	22.59'	21.83'	S27°01'15"W	C134	40.00'	72°34'15"	50.66'	47.34'	N46°08'39"W
C55	58.00'	31°44'01"	32.12'	31.71'	S58°49'00"E	C123	25.00'	46°35'20"	20.33'	19.77'	S76°11'55"W	C135	100.00'	16°16'12"	28.40'	28.30'	N01°43'25"W
C56	58.00'	39°51'01"	40.34'	39.53'	N85°23'29"E	C124	25.00'	05°10'39"	2.26'	2.26'	N77°55'05"W	C136	100.00'	05°16'25"	9.20'	9.20'	N03°46'28"E
C57	58.00'	40°40'54"	41.18'	40.32'	N45°07'31"E	C125	25.00'	103°31'59"	45.17'	39.27'	N52°54'15"E						
C58	58.00'	43°55'00"	44.46'	43.38'	S02°49'34"W	C126	200.00'	39°12'16"	136.85'	134.20'	S85°04'06"W						



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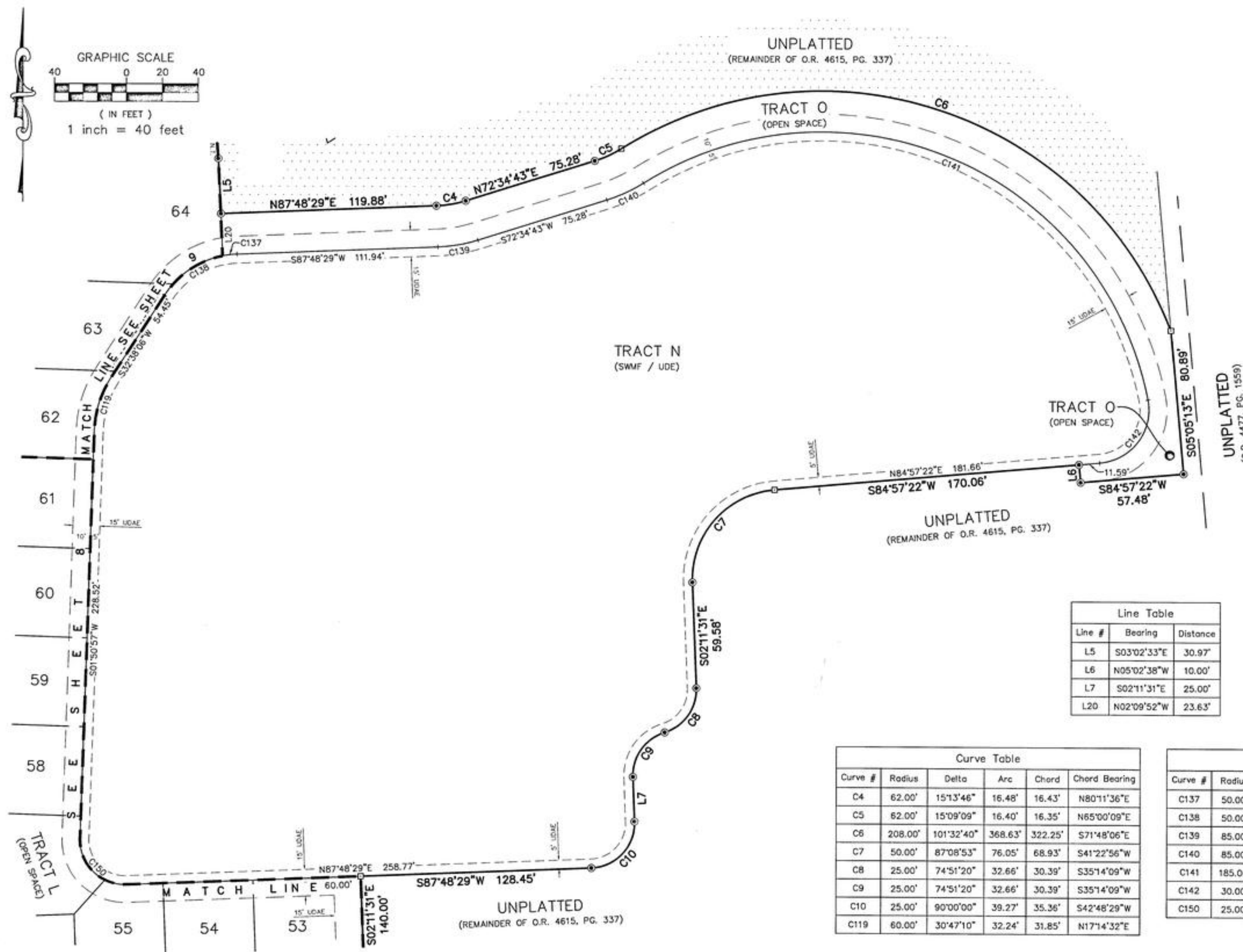
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SHEET 10 OF 10 SHEETS

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