

HOLSTEIN CROSSING PHASE 2

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

PLAT BOOK **B** PAGE **25**

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

CAPTION: PARCEL #1

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

Commence at the Northwest corner of the Northeast Quarter of said Section 23; thence N89°37'25"E, along the northerly line of said Northeast Quarter of Section 23, 849.62 feet to the westerly line of those lands as described and recorded in Official Records Book 4477, page 1559 of the Public Records of Clay County, Florida; thence S05°05'13"E, along said westerly line, 565.13 feet to the POINT OF BEGINNING of the parcel described herein.

Thence continue along said westerly line of said lands as described and recorded in said Official Records Book 4477, page 1559 of said Public Records of Clay County, Florida the following three (3) courses: (1) S05°05'13"E, 947.63 feet; (2) N84°57'22"E, 366.65 feet; (3) S05°00'44"E, 1,118.62 feet; thence departing said westerly line, N76°16'57"W, 165.60 feet; thence N74°45'38"W, 60.04 feet; thence S87°22'11"W, 136.93 feet; thence N05°00'44"W, 400.01 feet; thence N43°16'13"W, 18.80 feet to a point on a non-tangent curve concave to the Northwest and having a radius of 35.00 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N28°46'15"E, 38.92 feet, an arc distance of 41.27 feet; thence N05°00'44"W, 216.39 feet to the point of curvature of a curve concave to the Southwest and having a radius of 35.00 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N48°36'07"W, 48.26 feet, an arc distance of 53.26 feet; thence S87°48'29"W, 499.22 feet; thence N02°11'31"W, 130.00 feet; thence N03°56'26"W, 60.03 feet; thence N02°11'31"W, 280.00 feet; thence N13°30'06"W, 61.19 feet; thence N02°11'31"W, 140.00 feet; thence N87°48'29"E, 128.45 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N42°48'29"E, 35.36 feet, an arc distance of 39.27 feet; thence N02°11'31"W, 25.00 feet to the point of curvature of a curve concave to the Southeast and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N35°14'09"E, 30.39 feet, an arc distance of 32.66 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N35°14'09"E, 30.39 feet, an arc distance of 32.66 feet; thence N02°11'31"W, 59.58 feet to the point of curvature of a curve concave to the Southeast and having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N41°22'56"E, 68.93 feet, an arc distance of 76.05 feet; thence N84°57'22"E, 170.06 feet; thence S05°02'38"E, 10.00 feet; thence N84°57'22"E, 57.48 feet; thence N05°05'13"W, 80.89 feet to a point on a non-tangent curve concave to the South and having a radius of 208.00 feet; thence Westerly along the arc of said curve, subtended by a chord bearing and distance of N71°48'05"W, 322.25 feet, an arc distance of 368.63 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 62.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S65°00'09"W, 16.35 feet, an arc distance of 16.40 feet; thence S72°34'43"W, 75.28 feet to the point of curvature of a curve concave to the North and having a radius of 62.00 feet; thence Westerly along the arc of said curve, subtended by a chord bearing and distance of S80°11'36"W, 16.43 feet, an arc distance of 16.48 feet; thence S87°48'29"W, 119.88 feet; thence N03°02'33"W, 30.97 feet to a point on a non-tangent curve concave to the West and having a radius of 203.27 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N09°49'17"W, 47.55 feet, an arc distance of 47.65 feet; thence N63°47'20"E, 60.28 feet to a point on the southerly line of a parcel of land as described and recorded in Official Records Book 3303, page 2177 of said Public Records of Clay County, Florida; thence along said southerly line the following twenty five (25) courses: (1) S12°53'48"E, 66.39 feet; (2) N56°35'19"E, 61.93 feet; (3) N49°17'14"E, 28.46 feet; (4) N58°51'47"E, 55.14 feet; (5) N43°27'35"W, 45.52 feet; (6) N50°25'09"E, 69.22 feet; (7) N12°11'31"E, 55.39 feet; (8) N73°54'15"E, 47.41 feet; (9) S27°17'52"E, 38.08 feet; (10) S07°27'39"W, 36.08 feet; (11) S17°23'27"E, 65.43 feet; (12) N11°32'49"E, 63.91 feet; (13) N62°15'05"E, 35.99 feet; (14) S67°12'02"E, 30.18 feet; (15) S04°29'47"E, 60.33 feet; (16) S13°51'02"W, 30.13 feet; (17) S87°45'03"E, 52.37 feet; (18) N44°35'26"E, 50.33 feet; (19) N23°30'22"E, 29.50 feet; (20) N31°29'47"W, 60.37 feet; (21) N15°45'01"E, 46.06 feet; (22) N38°46'06"E, 53.42 feet; (23) N10°07'28"E, 56.61 feet; (24) S05°59'00"E, 115.97 feet; (25) N42°50'02"E, 17.93 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 19.38 acres, more or less.

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

FOR PARCEL #2 CAPTION SEE SHEET 10

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 van Rensburg Ronald Poloway
Vice President Witness Print Name Print Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or online notarization this 21st 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: 2/6/2025

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 2, 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 GRAND FINALE STREET, LITTLE TROUT LANE, WRIGHTS WAY 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 on this plat, the non-exclusive and perpetual right of ingress and egress over and across the private roadways shown on the 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.

Tracts A, B and G (10' Perimeter Buffer); Tract C (Open Space); Tract D (Park); Tracts E and F (Vegetative Natural Buffers) are hereby dedicated to the Association, its successors and assigns.

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, right-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 sole 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 177.091(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 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 politic 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 van Rensburg Ronald Poloway
Vice President Witness Print Name Print Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or online notarization this 21st 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: 2/6/2025



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
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 Rensberger
Jim Rensberger, 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 25-34 of the Public Records of Clay County, Florida on this 8 day of March, A.D., 2024.

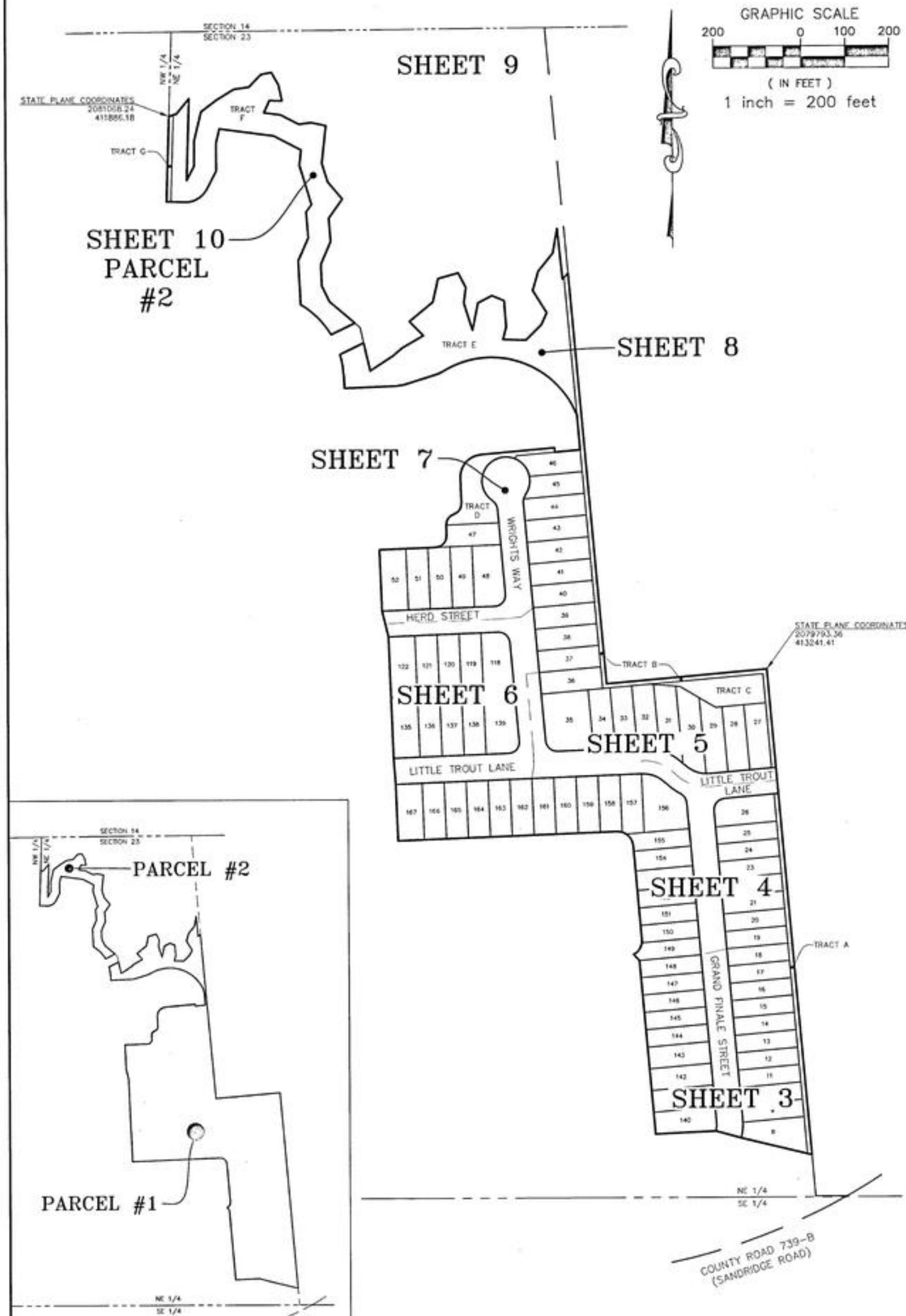
Tara S. Green
Tara S. Green
Clerk of the Court

(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 = 83

PARCEL #1 - 19.4 ACRES ±

PARCEL #2 - 1.5 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'

UTILITIES SUPPLIERS:
WATER & SEWER:

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
3411 SW ALBERTA ST.

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

LEGEND

O.R. - DENOTES OFFICIAL RECORDS BOOK
P.B. - DENOTES PLAT BOOK
PG(S). - DENOTES PAGE(S)
UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
UDAE - DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
PUDE - DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
V.N.B. - DENOTES VEGETATIVE NATURAL BUFFER
CCUA - DENOTES CLAY COUNTY UTILITY AUTHORITY
CEC - DENOTES CLAY ELECTRIC COOPERATIVE
(R) - DENOTES RADIAL
(NR) - DENOTES NON RADIAL
□ - DENOTES SET 4"x4" C.M. "BTS PRM LB6991"
⊗ - DENOTES SET 5/8" IRON ROD & CAP "BTS PRM LB6991"
⊙ - DENOTES FOUND 4"x4" C.M. (NO IDENTIFICATION), UNLESS NOTED OTHERWISE
⊕ - DENOTES SET NAIL & DISC "BTS PCP LB6991"
C.M. - DENOTES CONCRETE MONUMENT
R/W - DENOTES RIGHT-OF-WAY
PI - DENOTES POINT OF INTERSECTION
PC - DENOTES POINT OF CURVATURE
PT - DENOTES POINT OF TANGENCY
RP - DENOTES RADIUS POINT
LBT - DENOTES LANDSCAPE BUFFER TRACT
TLO - DENOTES TIE LINE ONLY
ATOB - APPROXIMATE TOP OF BANK

(FOR GENERAL NOTES SEE SHEET 10)

SURVEYOR'S CERTIFICATE OF REVIEW

This undersigned surveyor hereby certifies that they have reviewed this plot on behalf of Clay County, Florida, in accordance with the requirements of Chapter 177.08(1), Florida Statutes, and has determined that said plot conforms with the requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plot. This certificate is made as of the 5th day of February, 2024.

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 plat is a true and correct representation of the lands surveyed, platted and described, and was made under the undersigned's responsible direction and supervision, and that the plat 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.D.S.
Professional Land Surveyor
License Number LS 3507

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

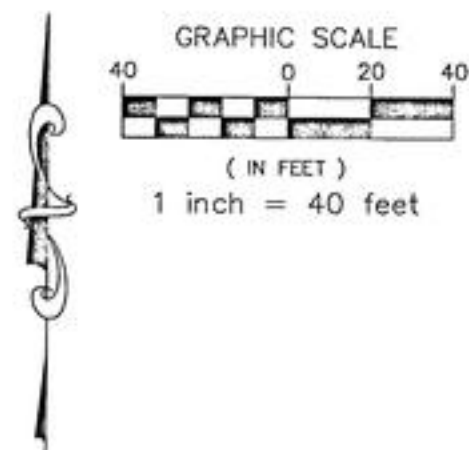
HOLSTEIN CROSSING PHASE 2

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

PLAT BOOK **73** PAGE **28**

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

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



Line Table		
Line #	Bearing	Distance
L1	N43°16'13"W	18.80'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	35.00'	67°33'57"	41.27'	38.92'	N28°46'15"E
C2	35.00'	87°10'47"	53.26'	48.26'	N48°36'07"W
C12	100.00'	12°19'04"	21.50'	21.46'	N01°08'48"E
C13	100.00'	12°21'01"	21.56'	21.51'	S88°52'10"E
C14	100.00'	38°30'30"	67.21'	65.95'	S63°26'25"E
C15	100.00'	48°00'21"	83.79'	81.36'	S68°11'20"E
C20	25.00'	89°58'03"	39.26'	35.35'	S39°58'18"W
C36	70.00'	48°00'21"	58.65'	56.95'	N68°11'20"W
C37	130.00'	18°50'49"	42.76'	42.57'	N53°36'34"W
C38	25.00'	58°01'15"	25.32'	24.25'	N34°01'21"W
C42	35.00'	51°14'30"	31.30'	30.27'	S30°37'59"E
C43	35.00'	11°43'53"	7.17'	7.15'	S00°51'13"W
C44	35.00'	55°50'05"	34.11'	32.77'	S34°38'11"W



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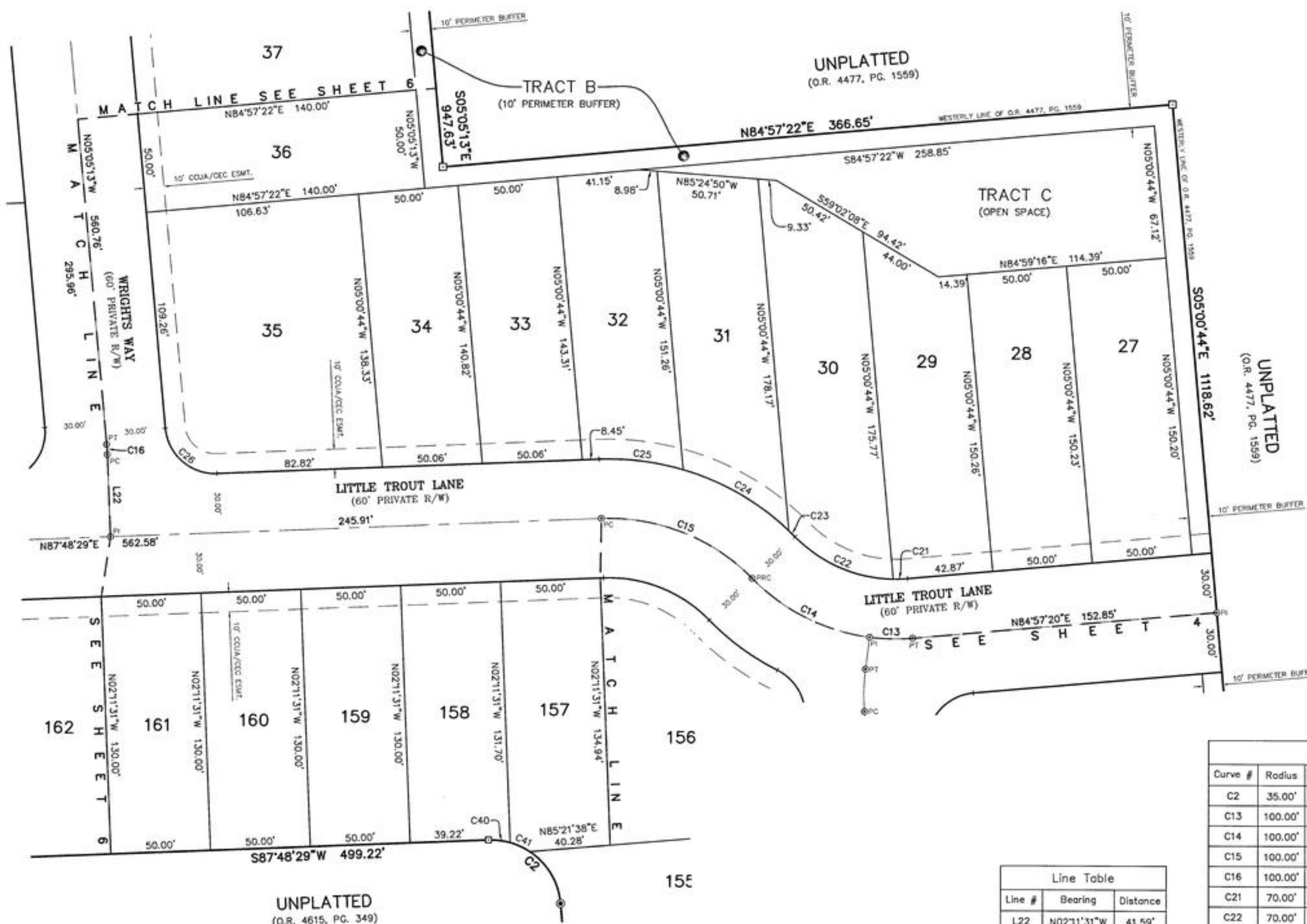
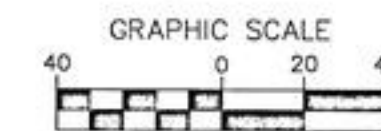
HOLSTEIN CROSSING PHASE 2

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

PLAT BOOK **13** PAGE **27**

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

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES

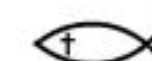


Line Table		
Line #	Bearing	Distance
L22	N02°11'31"W	41.59'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C2	35.00'	87°10'47"	53.26'	48.26'	N48°36'07"W
C13	100.00'	12°21'01"	21.56'	21.51'	S88°52'10"E
C14	100.00'	38°30'30"	67.21'	65.95'	S63°26'25"E
C15	100.00'	48°00'21"	83.79'	81.36'	S68°11'20"E
C16	100.00'	02°53'43"	5.05'	5.05'	N03°38'22"W
C21	70.00'	05°50'43"	7.14'	7.14'	N87°52'41"E
C22	70.00'	45°00'48"	54.99'	53.59'	S66°41'33"E
C23	130.00'	01°55'49"	4.38'	4.38'	S45°09'04"E
C24	130.00'	27°14'53"	61.82'	61.24'	S59°44'25"E
C25	130.00'	18°49'39"	42.72'	42.53'	S82°46'41"E
C26	25.00'	87°06'17"	38.01'	34.45'	S48°38'22"E
C40	35.00'	17°56'25"	10.96'	10.91'	S83°13'18"E
C41	35.00'	17°59'52"	10.99'	10.95'	S65°15'10"E



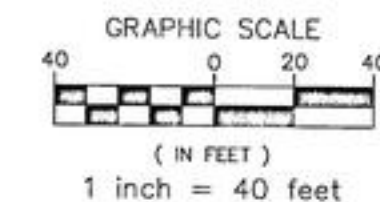
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PLAT BOOK 73 PAGE 30

SHEET 6 OF 10 SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C16	100.00'	02°53'43"	5.05'	5.05'	N03°38'22"W
C17	100.00'	02°53'43"	5.05'	5.05'	N86°21'38"E
C34	25.00'	87°06'17"	38.01'	34.45'	N48°38'22"W
C35	25.00'	92°53'43"	40.53'	36.24'	N41°21'38"E

Line Table		
Line #	Bearing	Distance
L22	N02°11'31"W	41.55
L23	N84°54'47"E	41.55



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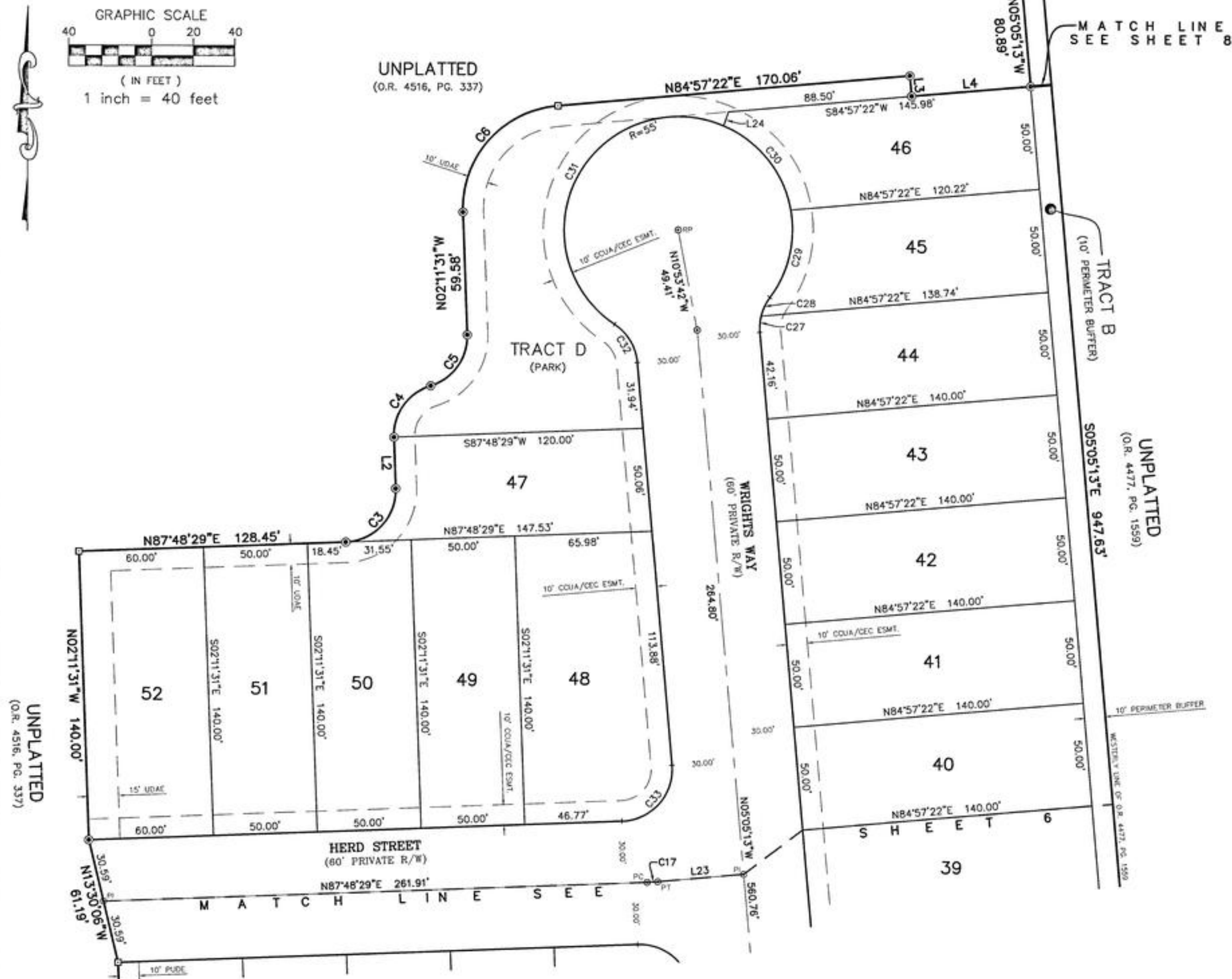
HOLSTEIN CROSSING PHASE 2

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 LEGEND & SHEET 10 FOR GENERAL NOTES



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	25.00'	90°00'00"	39.27'	35.36'	N42°48'29"E
C4	25.00'	74°51'20"	32.66'	30.39'	N35°14'09"E
C5	25.00'	74°51'20"	32.66'	30.39'	N35°14'09"E
C6	50.00'	87°08'53"	76.05'	68.93'	N41°22'56"E
C17	100.00'	02°53'43"	5.05'	5.05'	N86°21'38"E
C27	25.00'	18°16'57"	7.98'	7.94'	S04°03'16"W
C28	25.00'	23°07'38"	10.09'	10.02'	S24°45'33"W
C29	55.00'	46°32'07"	44.67'	43.45'	S13°03'18"W
C30	55.00'	56°28'32"	54.21'	52.04'	S38°27'01"E
C31	55.00'	169°43'00"	162.92'	109.56'	N28°27'13"E
C32	25.00'	51°19'04"	22.39'	21.65'	N30°44'45"W
C33	25.00'	92°53'43"	40.53'	36.24'	N41°21'38"E

Line Table		
Line #	Bearing	Distance
L2	N02°11'31"W	25.00'
L3	S05°02'38"E	10.00'
L4	N84°57'22"E	57.48'
L23	N84°54'47"E	41.59'
L24	N18°30'46"E	7.15'



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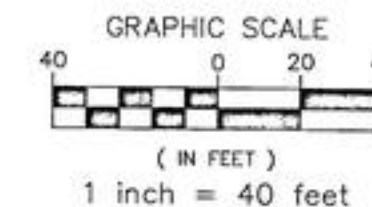
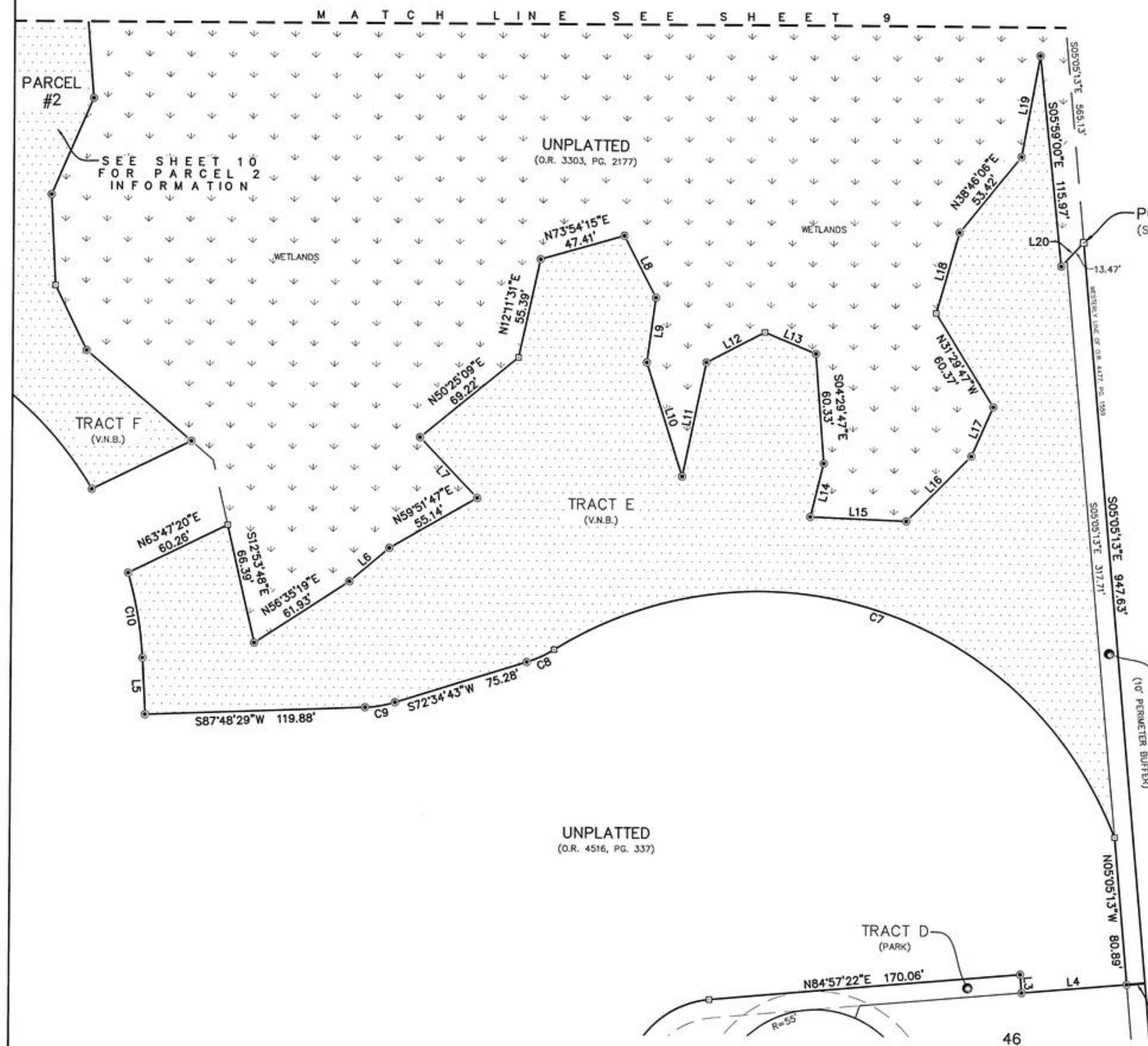
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A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET **8** OF **10** SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



POINT OF BEGINNING FOR PARCEL 1
(SEE SHEET 9 FOR POINT OF COMMENCEMENT)

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C7	208.00'	101°32'40"	368.63'	322.25'	N71°48'08"W
C8	62.00'	15°09'09"	16.40'	16.35'	S65°00'09"W
C9	62.00'	15°13'46"	16.48'	16.43'	S80°11'36"W
C10	203.27'	13°25'57"	47.65'	47.55'	N09°49'17"W

Line Table		
Line #	Bearing	Distance
L3	S05°02'38"E	10.00'
L4	N84°57'22"E	57.48'
L5	N03°02'33"W	30.97'
L6	N49°17'14"E	28.46'
L7	N43°27'35"W	45.52'
L8	S27°17'52"E	38.08'
L9	S07°27'39"W	36.08'
L10	S17°23'27"E	65.43'
L11	N11°32'49"E	63.91'
L12	N62°15'05"E	35.99'
L13	S67°12'02"E	30.18'
L14	S13°51'02"W	30.13'
L15	S87°45'03"E	52.37'
L16	N44°35'26"E	50.33'
L17	N23°30'22"E	29.50'
L18	N15°45'01"E	46.06'
L19	N10°07'28"E	56.61'
L20	N42°50'02"E	17.93'

UNPLATTED
(O.R. 4477, PG. 1559)

TRACT B
(10' PERIMETER BUFFER)

UNPLATTED
(O.R. 4516, PG. 337)

TRACT D
(PARK)

46

MATCH LINE
SEE SHEET 7



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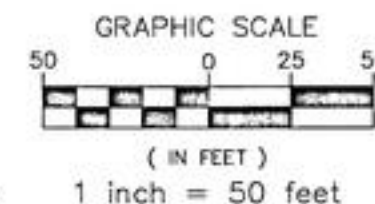
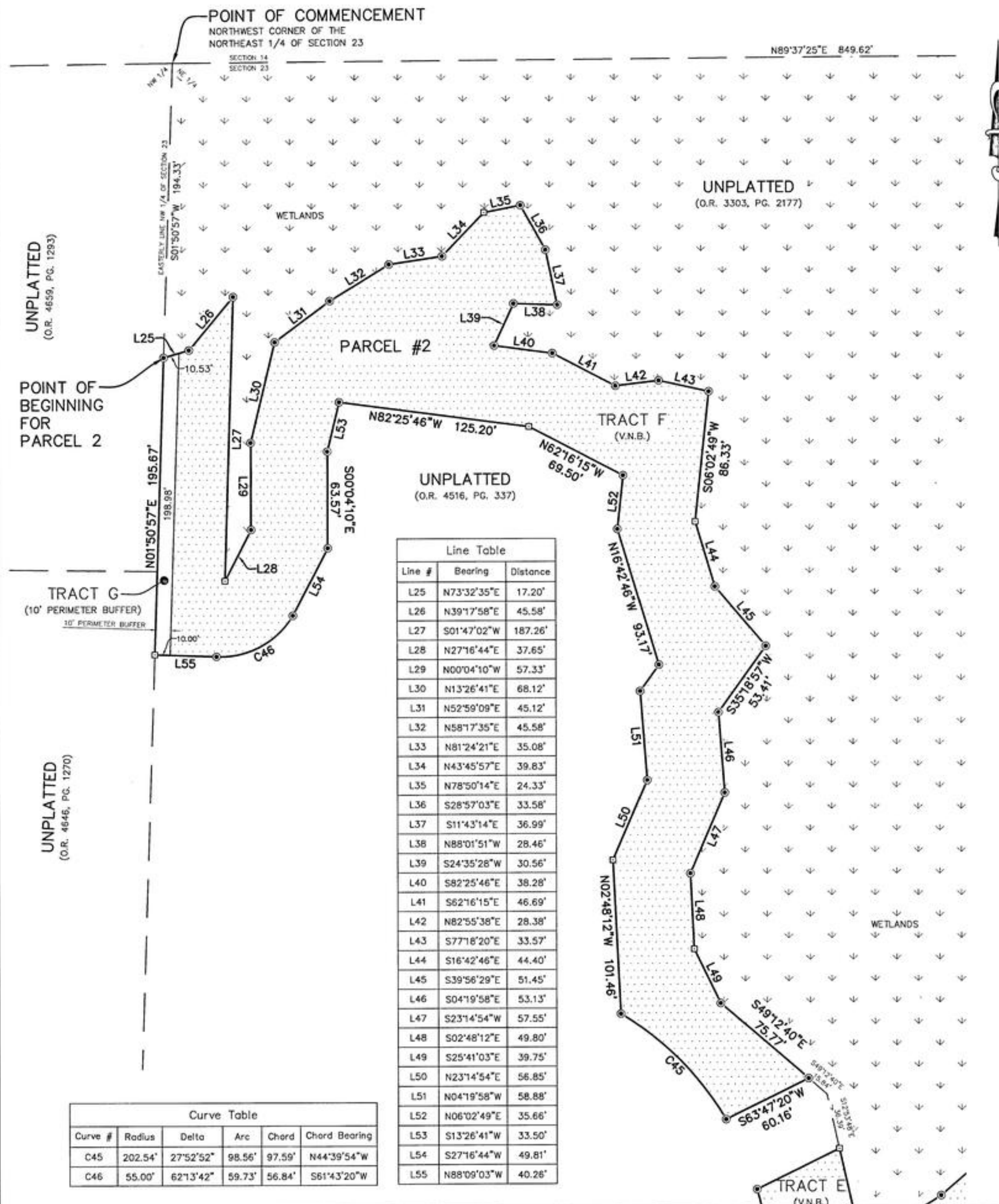
HOLSTEIN CROSSING PHASE 2

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

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

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



CAPTION: PARCEL #2

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, 194.33 feet to the POINT OF BEGINNING of the parcel described herein.

Thence departing said easterly line of the Northwest Quarter of Section 23, and along the southerly line of a parcel of land as described and recorded in Official Records Book 3303, page 2177 of the Public Records of Clay County, Florida, the following twenty eight (28) courses: (1) N73°32'35"E, 17.20 feet; (2) N39°17'58"E, 45.58 feet; (3) S01°47'02"W, 187.26 feet; (4) N27°16'44"E, 37.65 feet; (5) N00°04'10"W, 57.33 feet; (6) N13°26'41"E, 68.12 feet; (7) N52°59'09"E, 45.12 feet; (8) N58°17'35"E, 45.58 feet; (9) N81°24'21"E, 35.08 feet; (10) N43°45'57"E, 39.83 feet; (11) N78°50'14"E, 24.33 feet; (12) S28°57'03"E, 33.58 feet; (13) S11°43'14"E, 36.99 feet; (14) N88°01'51"W, 28.46 feet; (15) S24°35'28"W, 30.56 feet; (16) S82°25'46"E, 38.28 feet; (17) S62°16'15"E, 46.69 feet; (18) N82°55'38"E, 28.38 feet; (19) S77°18'20"E, 33.57 feet; (20) S06°02'49"W, 86.33 feet; (21) S16°42'46"E, 44.40 feet; (22) S39°56'29"E, 51.45 feet; (23) S35°18'57"W, 53.41 feet; (24) S04°19'58"E, 53.13 feet; (25) S23°14'54"W, 57.55 feet; (26) S02°48'12"E, 49.80 feet; (27) S25°41'03"E, 39.75 feet; (28) S49°12'40"E, 75.77 feet; thence departing said southerly line, S63°47'20"W, 60.16 feet to a point on a non-tangent curve concave to the Southwest and having a radius of 202.54 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N44°39'54"W, 97.59 feet, an arc distance of 98.56 feet; thence N02°48'12"W, 101.46 feet; thence N23°14'54"E, 56.85 feet; thence N04°19'58"W, 58.88 feet; thence N35°18'57"E, 21.29 feet; thence N16°42'46"W, 93.17 feet; thence N06°02'49"E, 35.66 feet; thence N82°16'15"W, 69.50 feet; thence N82°25'46"W, 125.20 feet; thence S13°26'41"W, 33.50 feet; thence S00°04'10"E, 63.57 feet; thence S27°16'44"W, 49.81 feet to a point on a non-tangent curve concave to the Northwest and having a radius of 55.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S61°43'20"W, 56.84 feet, an arc distance of 59.73 feet; thence N88°09'03"W, 40.26 feet to a point on aforesaid easterly line of the Northwest Quarter of said Section 23; thence N01°50'57"E, along said easterly line, 195.67 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 1.46 acres, more or less.

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

GENERAL NOTES

- 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.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by Holstein Crossing Owners' 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.
- 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.
- 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.
- 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.
- 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.
- Vegetative Natural buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.



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