

ADDITION AND DEDICATION

IBIS COVE
LEGAL DESCRIPTION:

A Parcel of land, being a portion of Lots 4 and 5, of "HIBERNIA", as shown on the plat thereof, recorded in Deed Book "I", page 266 of the Public Records of Clay County, Florida, together with a portion of Lots 1 and 2 of "DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT", as shown on the plat thereof, recorded in Deed Book "G", page 568 of the Public Records of said Clay County, Florida; all lying within the George Fleming Grant, Section 38, Township 5 South, Range 26 East, Clay County, Florida, and being more particularly described as follows:

For a Point of Reference, Commence at the Westerly corner of said Lot 4, of "HIBERNIA", and run South 46°39'47" West, along the Northwesterly line of said Lot 5, of the George Fleming Grant, Section 38, a distance of 324.79 feet, to a point on the Easterly Right of Way line of U.S. HIGHWAY No. 17, (STATE ROAD No. 15) (a variable width right-of-way); run thence South 02°33'30" West, along the Easterly Right of Way line, a distance of 89.68 feet, to a point on the Southerly line of Lot 5, "HIBERNIA", and also being the Northerly line of Lot 1, of the DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT; run thence South 64°19'37" East, along the Northerly line of said Lot 1, a distance of 326.03 feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, continue South 64°19'37" East, along the Northerly line of said Lot 1, a distance of 268.82 feet; run thence South 25°36'42" West, a distance of 338.88 feet, to a point; run thence South 63°19'38" East, a distance of 264.25 feet; run thence South 26°41'04" West, a distance of 312.18 feet, to a point on the Southerly line of said Lot 1, (also being the Northerly line of Lot 2); run thence North 63°18'19" West, a distance of 280.56 feet, to a point at the Northeast corner of those lands described and recorded in Official Records Book 1634, page 221 of the Public Records of said Clay County, Florida; run thence South 02°33'30" West, along the Easterly line, of said lands, a distance of 250.54 feet, to the Southerly line of said lands; run thence North 68°08'55" West, along the Southerly line of lands described and recorded in Official Records Book 1634, page 221 of said Public Records, a distance of 317.90 feet, to a point on the Easterly Right of Way line of U.S. HIGHWAY No. 17, (STATE ROAD No. 15); run thence South 02°02'06" West, along said Easterly Right of Way line, a distance of 111.26 feet, to a point on the Northerly line of lands described and recorded in Official Records Book 1558, page 337 of the Public Records of said Clay County; run thence South 68°08'55" East, along said Northerly line, a distance of 317.90 feet, to a point on the Easterly line of said lands; run thence South 02°20'22" West, along the Easterly line of said lands, a distance of 305.44 feet, to a point on the Northerly boundary of HIBERNIA FOREST UNIT THREE, as recorded in Plat Book 6, page 21 of the Public Records of said Clay County, Florida; run thence South 63°49'50" East, along said Northerly boundary line, a distance of 627.46 feet, to the Centerline of a Creek, (known locally as CHISHOLM CREEK), and a point hereinafter referred to as a REFERENCE POINT "A".

Return thence, to the aforesaid POINT OF BEGINNING and run thence North 02°29'53" East, a distance of 527.00 feet, to a point on the Northwesterly line of Lot 4, of said "HIBERNIA", and the Northwesterly line of the George Fleming Grant, Section 38; run thence North 46°38'52" East, along the Northwesterly line of said George Fleming Grant, Section 38, a distance of 48.29 feet, to a point on the Southwesterly Right of Way line of HIBERNIA ROAD, (COUNTY ROAD No. C-15-A), a 100 foot Right of Way; run thence South 63°40'28" East, along said Southwesterly Right of Way line, a distance of 409.28 feet, to a point; run thence South 24°22'03" West, a distance of 140.15 feet, to a point on the Southerly line of Lot 4, "HIBERNIA", (also being the Northerly line of Lot 5, "HIBERNIA"); run thence North 64°40'07" West, along said line, a distance of 165.10 feet, to the Northwest corner of lands described and recorded in Official Records Book 1543, Page 1344 of said Public Records; run thence South 24°20'48" West, along the Westerly line of said lands, and then along the Westerly line of lands described and recorded in Official Records Book 497, Page 562 of said Public Records, a distance of 208.63 feet, to the Southwest corner of lands described and recorded in Official Records Book 497, page 562, of said Public Records; run thence South 64°07'05" East, along the Southerly line of said lands, a distance of 31.43 feet, to a point; run thence South 03°14'57" West, a distance of 5.14 feet to a point; run thence South 64°07'05" East, a distance of 394.75 feet to the Westerly line of lands described and recorded in Official Records Book 220, Page 567 of said Public Records; run thence South 24°22'03" West, along the Westerly line of said lands, and then along the Southerly prolongation thereof, a distance of 133.64 feet, to a point on the Westerly prolongation of the Northerly line of HIBERNIA LINKS, as recorded in Plat Book 14, pages 65, 66 and 67 of the Public Records of said Clay County, Florida; run thence South 64°12'19" East, along said Westerly prolongation, a distance of 433.85 feet, to the Westerly boundary of said plat of HIBERNIA LINKS, as recorded in Plat Book 14, pages 65, 66 and 67 of the Public Records of said Clay County, Florida; run thence, along the Westerly boundary of said HIBERNIA LINKS, the following fifteen (15) Courses and Distances: Course No. 1: South 40°59'42" West, a distance of 78.68 feet, to a point; Course No. 2: South 08°30'00" West, a distance of 115.93 feet, to a point; Course No. 3: South 31°30'00" West, a distance of 92.24 feet, to a point; Course No. 4: South 03°30'00" East, a distance of 80.10 feet, to a point; Course No. 5: South 25°00'00" East, a distance of 69.79 feet, to a point; Course No. 6: South 45°00'00" West, a distance of 87.43 feet, to a point; Course No. 7: South 14°30'00" East, a distance of 78.81 feet, to a point; Course No. 8: South 55°00'00" East, a distance of 59.51 feet, to a point; Course No. 9: South 14°45'00" West, a distance of 98.85 feet, to a point; Course No. 10: South 05°30'00" East, a distance of 152.79 feet, to a point; Course No. 11: South 55°00'00" East, a distance of 47.22 feet, to a point; Course No. 12: South 35°00'00" West, a distance of 48.46 feet, to a point; Course No. 13: South 02°00'00" East, a distance of 131.96 feet, to a point; Course No. 14: South 31°30'00" East, a distance of 40.61 feet, to a point; Course No. 15: South 02°00'00" East, a distance of 193 feet, more or less, to a point, on the Centerline of a Creek, (known locally as CHISHOLM CREEK), said Creek also being the Northerly boundary of the aforesaid plat of HIBERNIA FOREST UNIT THREE, as recorded in Plat Book 6, page 21 of the Public Records of said Clay County, Florida; run thence, in a general Westerly direction, along the Centerline of said Creek, (and the boundary line of aforesaid plat, a distance of 392 feet, more or less, to the aforesaid point known as REFERENCE POINT "A", and to Close.

The lands thus described, contain 26.62 Acres, more or less, in area.

LESS AND EXCEPT OUT PARCEL

From said POINT OF BEGINNING, thus described, run South 64°19'37" East, along the Northerly line of Lot 1, of the DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT, (also being the Southerly line of Lot 5, "HIBERNIA"), a distance of 137.92 feet, to a point; run thence North 04°03'58" East, a distance of 48.98 feet, to a point; run thence North 20°04'57" East, a distance of 78.94 feet, to a point; run thence North 03°14'57" East, a distance of 40.02 feet, to a point; run thence North 12°59'45" East, a distance of 15.65 feet, to a point, on the Southerly line of those lands described and recorded in Official Records Book 497, page 562 of the Public Records of said Clay County, Florida; run thence North 64°07'05" West, along the Southerly line of said lands, a distance of 31.43 feet, to the Southwest corner thereof; run thence North 24°20'48" East, along the Westerly line of said lands described and recorded in Official Records Book 497, page 562 of the Public Records of said Clay County, Florida, a distance of 53.09 feet, to a point; run thence North 36°13'28" West, a distance of 27.16 feet, to a point; run thence North 30°45'36" West, a distance of 85.45 feet, to a point; run thence North 74°07'01" West, a distance of 36.28 feet, to a point; run thence North 56°04'45" West, a distance of 48.95 feet, to a point; run thence North 16°00'44" East, a distance of 51.98 feet, to a point; run thence South 86°27'42" West, a distance of 28.63 feet, to a point, on the Easterly line of those lands described and recorded in Official Records Book 1697, page 525, Parcel "H", of the Public Records of said Clay County, Florida; run thence South 02°29'53" West, along said line, a distance of 344.46 feet, to the POINT OF BEGINNING.

The lands thus described, contain 0.96 Acres, more or less, in area.
Total lands Platted on this Plat, contain 25.66 Acres, More or Less.

A Parcel of land, being a portion of Lots 4 and 5, of "HIBERNIA", as shown on the plat thereof, recorded in Deed Book "I", page 266 of the Public Records of Clay County, Florida, together with a portion of Lots 1 and 2 of "DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT", as shown on the plat thereof, recorded in Deed Book "G", page 568 of the Public Records of said Clay County, Florida; all lying within the George Fleming Grant, Section 38, Township 5 South, Range 26 East, Clay County, Florida.

FLEMING ISLAND DEVELOPMENT, L.L.C.

A Limited Liability Company

Signed, sealed and delivered
in the presence of:Witness: Philip J. Holland
Print Name: Philip J. HollandWitness: Kathryn Hyde
Print Name: Kathryn Hyde

By: THE COLLINS GROUP, INC.

A Florida Corporation

Manager of FLEMING ISLAND DEVELOPMENT, L.L.C.

By: J.D. Collins

Print Name: J.D. Collins

Title: President

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 20th day of June, A.D., 2002 by J.D. Collins, as President, of THE COLLINS GROUP, INC., a Florida Corporation and Manager of FLEMING ISLAND DEVELOPMENT, L.L.C., A Limited Liability Company on behalf of the Limited Liability Company. He is personally known to me.

Philip J. Holland
Notary Public, State of Florida at Large

Print Name: Philip J. HollandMy commission expires: 4-16-05

MORTGAGEE'S JOINDER

FIDELITY NATIONAL BANK, A National Banking Association, Owner and Holder of that certain mortgage, dated June 7, 2001 and recorded in Official Records Book 1947, page 1720, and with UCC-1 Financing Statement from Fleming Island Development, L.L.C. to Fidelity National Bank recorded June 14, 2001 in Official Records Book 1947, Page 1728, of the Public Records of Clay County, Florida, does hereby consent to this Plat and joins in its Dedication.

FIDELITY NATIONAL BANK

A National Banking Association

Signed, sealed and delivered
in the presence of:Witness: Philip J. Holland
Print Name: Philip J. HollandWitness: Michael W. Levitt
Print Name: Michael W. Levitt

By: FIDELITY NATIONAL BANK

A National Banking Association

By: Michael W. Levitt, V.P.

Print Name: Michael W. Levitt

Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of June, A.D., 2002 by Michael V. Levitt, as Vice-President, of FIDELITY NATIONAL BANK, a National Banking Association on behalf of the National Banking Association. He is personally known to me.

Michael V. Levitt
Notary Public, State of Florida at Large

Print Name: Michael V. LevittMy commission expires: 2-5-04

OWNER:

FLEMING ISLAND DEVELOPMENT, L.L.C.

c/o The Collins Group

Attn: J.D. Collins

3840 Crown Point Road, Suite "A"

Jacksonville, Florida

Telephone (904) 268-8500

Telecopier (904) 268-0017

SURVEYOR:

A & J LAND SURVEYORS, INC.

Professional Land Surveyors

7950 Belfort Parkway

Suite 1600

Jacksonville, Florida 32256

(904) 296-1666

(904) 296-4583

ENGINEER:

HILL, BORING, DUNN & ASSOCIATES, INC.

7950 Belfort Parkway

Suite 1600

Jacksonville, Florida 32256

(904) 281-1121

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 20th day of June, A.D., 2002.

Director, Department of Engineering

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 20th day of June, A.D., 2002.

Director, Department of Planning

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 20th day of June, A.D., 2002.

Director, Department of Zoning

COUNTY COMMISSIONERS CERTIFICATE

Examined and approved this 24th day of June, A.D., 2002 by the Board of County Commissioners, Clay County, Florida.

Chairman

Clerk of the Board

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, and is filed for record in Plat Book 38, Pages 40 thru 46 of the Public Records of Clay County, Florida, this 25th day of June, A.D., 2002.

Clerk of the Board

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he or she has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.08(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 24th day of June, 2002.

B. Pittman
Print name: B. Pittman
Florida Registration No. 1027
Print address: 90 RIVER ROAD
ORANGE PARK FL 32073

SURVEYOR'S CERTIFICATE

This is to certify that the accompanying plat is a true and 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, and that permanent control points will be set as shown on said plat in accordance therewith, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all requirements of said Chapter.

Signed this 19th day of JUNE, A.D., 2002.

Jonathan B. Bowman
Jonathan B. Bowman
Florida Registered Land Surveyor No. 4600
A & J LAND SURVEYORS, INC.
Professional Land Surveyors Phone (904) 296-1866
7950 Belfort Parkway Fax (904) 296-4583
Suite 1600
Jacksonville, Florida 32256

"As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned Owners of this subdivision to hereby guarantee to each and every person, firm, 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 street and drainage improvements by the Board of County Commissioners of Clay County, Florida, covering subdivision 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."

FLEMING ISLAND DEVELOPMENT, L.L.C.

A Limited Liability Company

Signed, sealed and delivered
in the presence of:Witness: Philip J. Holland
Print Name: Philip J. HollandWitness: Kathryn Hyde
Print Name: Kathryn Hyde

By: THE COLLINS GROUP, INC.

A Florida Corporation

Manager of FLEMING ISLAND DEVELOPMENT, L.L.C.

By: J.D. Collins

Print Name: J.D. Collins

Title: President

IBIS COVE

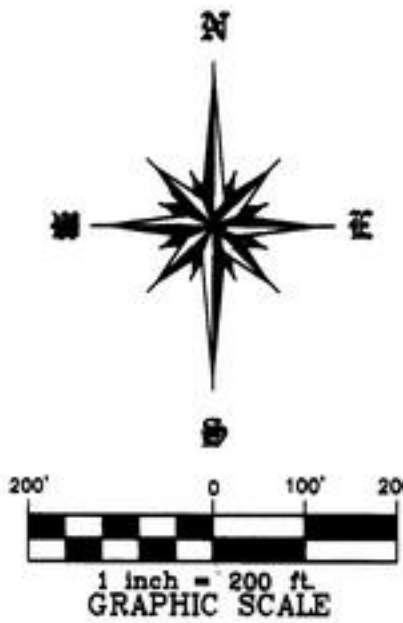
PLAT BOOK 38 PAGE 41

SHEET 2 OF 7 SHEETS

TYPE I SUBDIVISION

A Parcel of land, being a portion of Lots 4 and 5, of "HIBERNIA", as shown on the plat thereof, recorded in Deed Book "I", page 266 of the Public Records of Clay County, Florida, together with a portion of Lots 1 and 2 of "DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT", as shown on the plat thereof, recorded in Deed Book "G", page 568 of the Public Records of said Clay County, Florida; all lying within the George Fleming Grant, Section 38, Township 5 South, Range 26 East, Clay County, Florida.

KEY MAP / 1" = 200'



LEGEND:

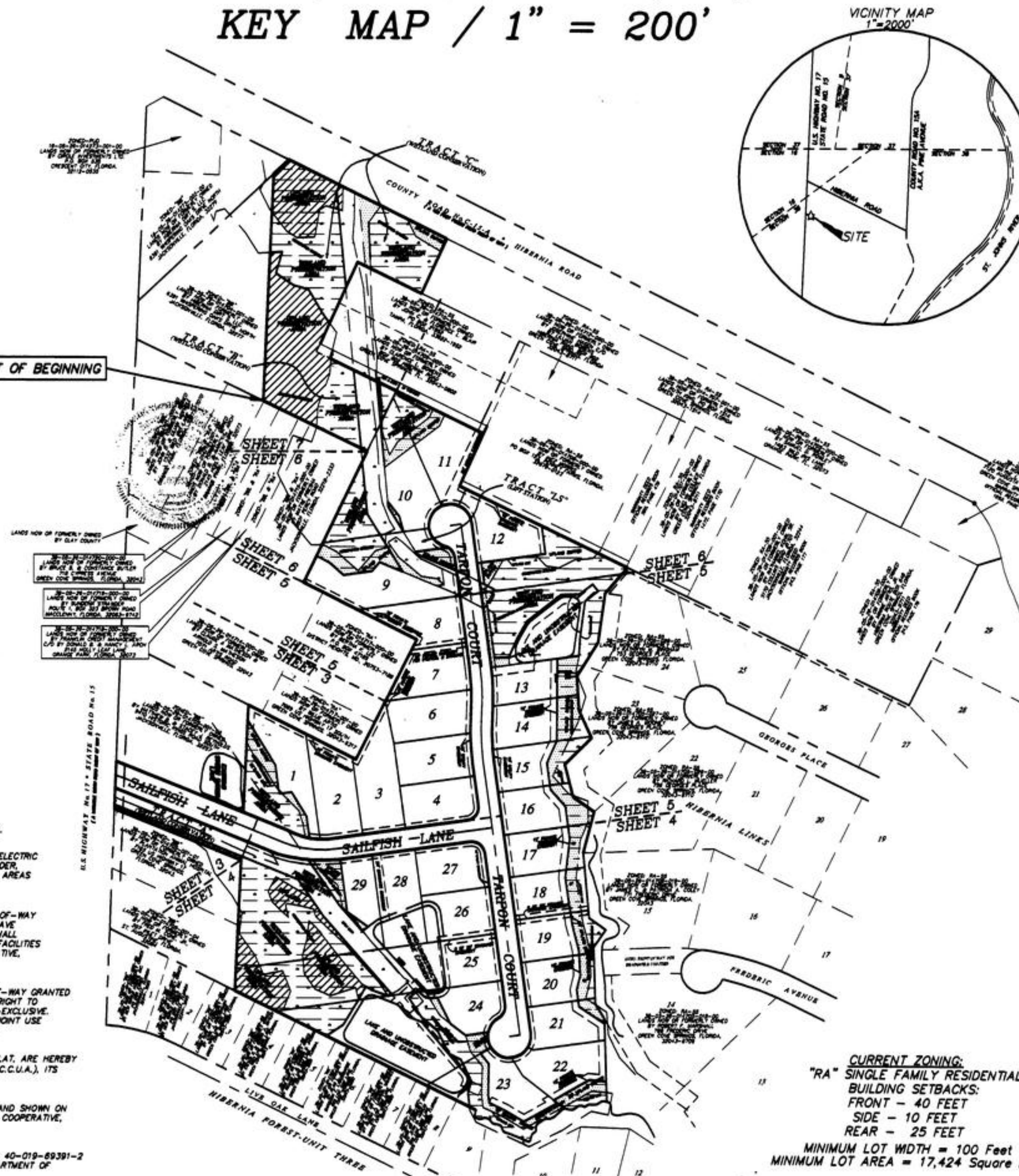
U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENT
P.C.=POINT OF CURVATURE
P.T.=POINT OF TANGENCY
P.I.=POINT OF INTERSECTION
P.R.C.=POINT OF REVERSE CURVATURE
P.O.C.=POINT OF COMPOUND CURVATURE
R=RAIUS
CH=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
SEC=SECTION
P.W.=IRON PIPE
CM=CONCRETE MONUMENT
P.R.M.=PERMANENT REFERENCE MONUMENT
S.W.M.D.=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENTS
D=CENTRAL ANGLE / DELTA ANGLE

R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
DB=DEED BOOK
ORV=OFFICIAL RECORDS VOLUME
P=PAGE
Q=CENTERLINE
N.T.S.=NOT TO SCALE
F.M.=FOUND
T.M.=TRANSVERSE
P=PROPERTY LINE

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF HIBERNIA LINKS AS SOUTH 83°40'28" EAST.
- DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB-8881"
- DENOTES PERMANENT CONTROL POINT STAMPED "POP LB-8881"
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 12008A, PANEL No. 01550, DATED NOVEMBER 4, 1992. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- ALL PLATTED UTILITY 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.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 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.
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY UTILITY AUTHORITY, CLAY ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY COUNTY UTILITY AUTHORITY SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHERE A CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CLAY COUNTY UTILITY AUTHORITY SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY ELECTRIC COOPERATIVE, INC. SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY FACILITIES.
- ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEM, MARKED C.C.U.A. AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.
- ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).
- ALL CONSERVATION EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH PERMIT NUMBER 40-019-69391-2 ISSUED ON OCTOBER 4, 2001 BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT DEPARTMENT OF RESOURCE MANAGEMENT.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 12008A, PANEL NUMBER 0155, SUFFIX (D), DATED NOVEMBER 4, 1992. THE (FIRM) INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION.

POINT OF BEGINNING



CURRENT ZONING:
"RA" SINGLE FAMILY RESIDENTIAL
BUILDING SETBACKS:
FRONT - 40 FEET
SIDE - 10 FEET
REAR - 25 FEET
MINIMUM LOT WIDTH = 100 Feet
MINIMUM LOT AREA = 17,424 Square Feet

WATER SEWER PROVIDER:
CLAY COUNTY UTILITY AUTHORITY

ELECTRICAL SERVICE PROVIDER:
CLAY ELECTRIC CO-OP INC.;

This is to certify that Fleming Island Development, L.L.C., a Limited Liability Company hereinafter "Dedicator" is the lawful owner of the lands described in the caption hereon, known as IBIS COVE, 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. Salafish Land and Tarpon Court as shown hereon, hereinafter the "Streets" and all "Drainage Easements", "Easements for Drainage, Access and Maintenance", and "Lake and Unobstructed Drainage Easements", (excluding any "Private Drainage Easements", which right shall be reserved to the Developer, its successors and assigns) are hereby irrevocably dedicated to Clay County, its successors and assigns. All easements designated as "Conservation Easements", (Wetland Preservation), "10' Private Drainage Easements", "15' Private Drainage Easements, and Tracts "A", "B", and "C" (Wetland Preservation Areas), and as shown hereon are hereby irrevocably dedicated to the "Dedicator", its successors and assigns. All easements designated as "Clay Electric Co-Op. Easements" are hereby irrevocably dedicated to Clay Electric Cooperative, Inc. All easements designated as "20' Utility Easement to Clay County Utility Authority", "10' Utility Easement to Clay County Utility Authority", and Tract LS (Lift Station) are hereby irrevocably dedicated to Clay County Utility Authority, their successors and assigns, and all the Easements are subject to the following covenants which shall run with the lands.

The Dedicator, its successors and assigns, owns the underlying fee simple title to the area depicted on this plat as "Lake and Unobstructed Drainage Easement". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the "Lake and Unobstructed Drainage Easement" cannot be used for any purposes other than those hereinafter described for the storm water management easements. The "Lake and Unobstructed Drainage Easement", is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from part adjacent lands, or from any other source of public waters into or through the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, in jury or losses to persons or property resulting from the acceptance or use of the "Lake and Unobstructed Drainage Easement" by Clay County, its successors and assigns.

Clay County, by the acceptance of this plat for recording, shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed within the "Lake and Unobstructed Drainage Easement", to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the Easement; or to maintain or preserve water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds and other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixture or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the "Lake and Unobstructed Drainage Easement" required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein, and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for the purpose of removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come therein; and for the purpose of maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Developer to Clay County unless assigned to a homeowner's association as hereinafter provided, to shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant herein above described to a homeowner's association, whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds and other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the "Lake and Unobstructed Drainage Easement", the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, liability and expenses 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 and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator and shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the "Lake and Unobstructed Drainage Easement" for any purpose inconsistent with the storm water management facilities herein above described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the "Lake and Unobstructed Drainage Easement", nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the "Lake and Unobstructed Drainage Easement", including but not limited to fences, hedges, fountains, or bulkheads.

IN WITNESS WHEREOF, Fleming Island Development, L.L.C., a Limited Liability Company, has caused these present to be executed this 11 day of June, A.D., 2002.

PLAT BOOK 38 PAGE 42

SHEET 3 OF 7 SHEETS
TYPE I SUBDIVISION

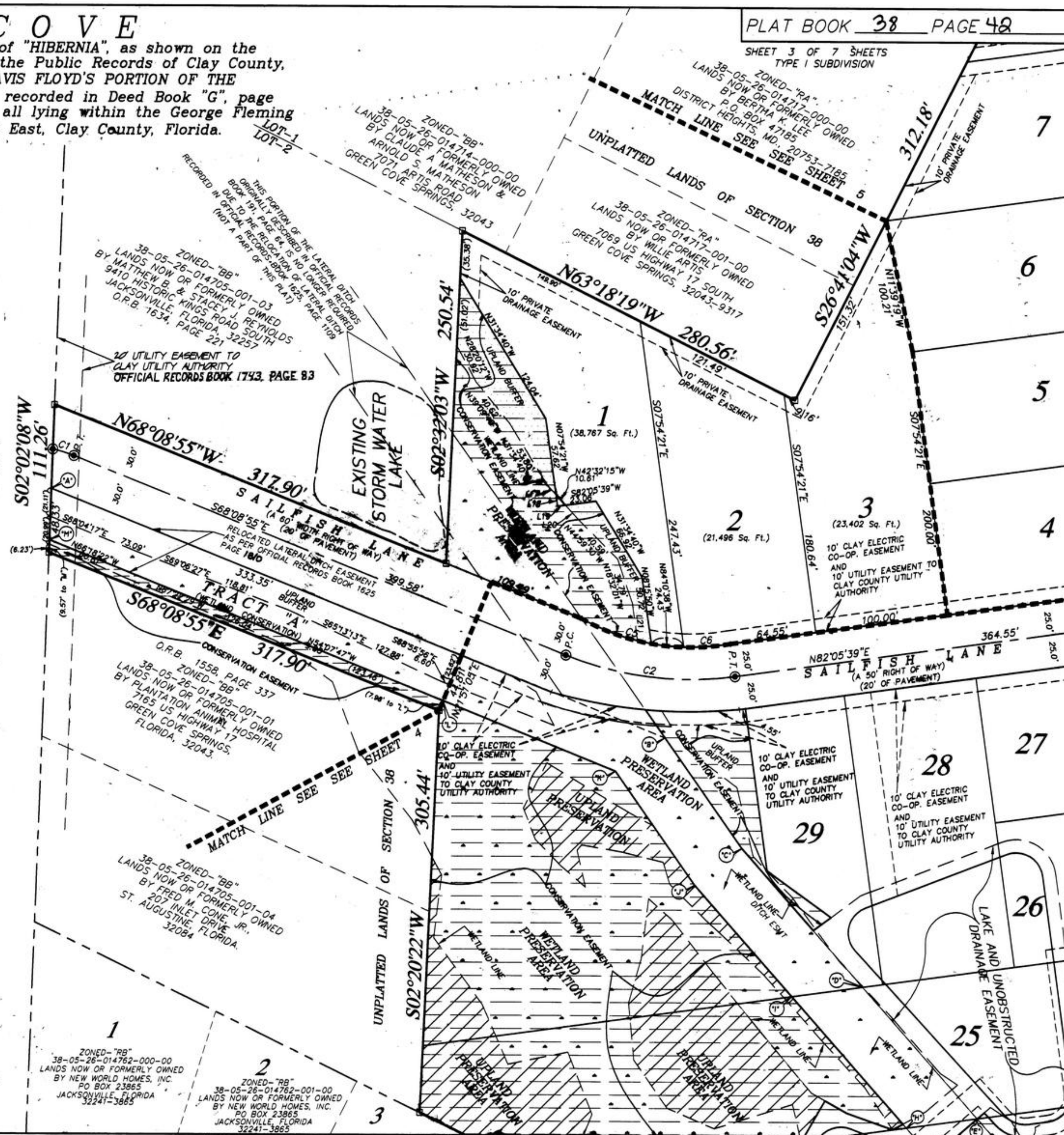


'A' to 'B'	S68°05'08"E	498.64'
'M' to 'L'	S67°57'57"E	320.21'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	16.58'	100.00'	N72°33'58"W	16.52'	8.31'	9°30'08"
C2	129.84'	250.00'	S83°01'38"E	128.39'	66.42'	29°45'26"
C5	81.09'	168.84'	S74°34'01"E	80.31'	41.34'	27°31'00"
G6	35.59'	168.84'	N85°38'10"E	35.52'	17.86'	12°04'12"

LINE TABLE		
LINE	CHORD BEARING	DISTANCE
L17	N42°32'15"W	9.81'
L18	N07°54'21"W	8.73'
L19	S82°05'39"W	6.03'
L20	N42°32'15"W	16.10'
L21	N08°15'50"W	28.60'

U.S. HIGHWAY No. 17 * STATE ROAD No. 15
(A VARIABLE WIDTH ROAD RIGHT OF WAY)



IBIS COVE

A Parcel of land, being a portion of Lots 4 and 5, of "HIBERNIA", as shown on the plat thereof, recorded in Deed Book "I", page 266 of the Public Records of Clay County, Florida, together with a portion of Lots 1 and 2 of "DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT", as shown on the plat thereof, recorded in Deed Book "G", page 568 of the Public Records of said Clay County, Florida; all lying within the George Fleming Grant, Section 38, Township 5 South, Range 26 East, Clay County, Florida.

PLAT BOOK 38 PAGE 43

SHEET OF 7 SHEETS TYPE I SUBDIVISION



LINE TABLE

LINE	CHORD BEARING	DISTANCE
L1	N53°09'32"E	27.68'
L2	S68°48'03"W	7.78'
L3	S68°48'03"W	3.18'
L16	N52°33'49"W	10.48'
L22	S44°05'37"E	27.68'
L23	S80°16'18"E	31.32'
L24	S18°42'18"E	17.28'
L25	S80°17'28"E	19.58'
L26	N49°10'36"E	31.18'
L27	N58°07'10"W	14.78'
L28	S60°20'24"E	11.91'
L29	S60°20'24"E	18.41'
L30	S68°46'17"E	35.63'
L32	S13°02'23"E	29.20'
L33	N28°39'38"E	36.02'
L34	S33°38'09"E	38.11'
L36	N07°32'21"W	32.38'
L37	N17°39'20"E	28.07'
L38	S28°09'12"E	11.78'
L39	S28°09'12"E	45.84'
L40	N18°35'11"W	38.87'
L41	N39°32'47"W	16.29'
L42	N58°07'10"W	8.01'
L43	N48°49'02"E	20.51'
L44	N48°49'02"E	13.27'
L45	N58°07'10"W	10.84'
L46	S03°28'31"W	14.57'
L47	S80°37'28"W	28.41'
L48	N82°05'39"E	3.41'
L49	N82°05'39"E	11.53'
L50	S68°13'27"E	15.27'
L51	S17°39'20"W	12.68'
L52	S48°43'56"W	8.77'
L53	S80°37'28"W	14.18'
L54	S42°31'28"E	41.18'
L55	N48°43'58"E	15.87'
L56	S42°31'28"E	7.53'
L57	S42°31'28"E	4.68'
L58	N82°14'30"W	25.98'
L59	N82°14'30"W	8.03'
L60	S87°56'24"E	11.82'
L61	S84°12'40"E	20.87'
L70	S24°39'37"W	22.85'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	128.84'	250.00'	S88°01'11"E	128.78'	68.42'	29°45'28"
C2	32.84'	50.00'	N10°54'28"E	32.85'	17.04'	37°38'00"
C3	46.88'	50.00'	N58°28'08"E	46.90'	25.20'	53°29'15"
C4	57.48'	50.00'	S61°35'38"E	54.39'	32.37'	68°50'36"
C5	78.48'	50.00'	N54°32'46"W	71.35'	20.82'	81°02'31"
C6	47.12'	30.00'	N58°04'35"E	33.54'	16.73'	67°38'32"
C7	143.46'	374.85'	N64°38'09"E	142.59'	72.81'	21°31'48"
C8	54.06'	30.00'	N58°43'09"E	47.05'	37.91'	103°17'38"
C9	11.10'	30.00'	N52°41'28"E	11.03'	8.61'	21°11'32"
C10	36.03'	30.00'	N41°21'28"E	33.80'	8.52'	68°48'21"
C11	10.08'	10.00'	N11°13'22"W	9.88'	5.74'	57°48'23"
C12	28.00'	30.00'	S70°22'34"E	27.86'	15.74'	58°22'55"
C13	63.18'	50.00'	S35°18'34"E	46.80'	23.04'	48°28'36"
C14	3.91'	45.52'	N38°10'11"E	3.91'	1.88'	04°55'12"
C15	18.01'	45.52'	N86°28'21"E	18.87'	9.28'	23°58'28"

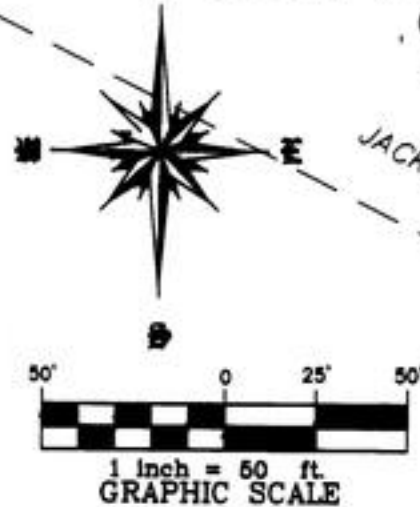
LATERAL DITCH LOCATION TABLE

"B" TO "C"	CHORD BEARING	CHORD DISTANCE
"B" TO "C"	S38°08'11"E	101.80'
"C" TO "D"	S41°21'11"E	138.80'
"D" TO "E"	S41°21'11"E	131.83'
"E" TO "F"	S41°21'11"E	27.97'
"F" TO "G"	S48°38'48"W	45.00'
"G" TO "H"	N41°21'11"W	57.70'
"H" TO "I"	N41°21'11"W	131.83'
"I" TO "J"	N41°21'11"W	111.53'
"J" TO "K"	N38°08'11"E	104.88'
"K" TO "L"	N87°37'37"W	140.23'

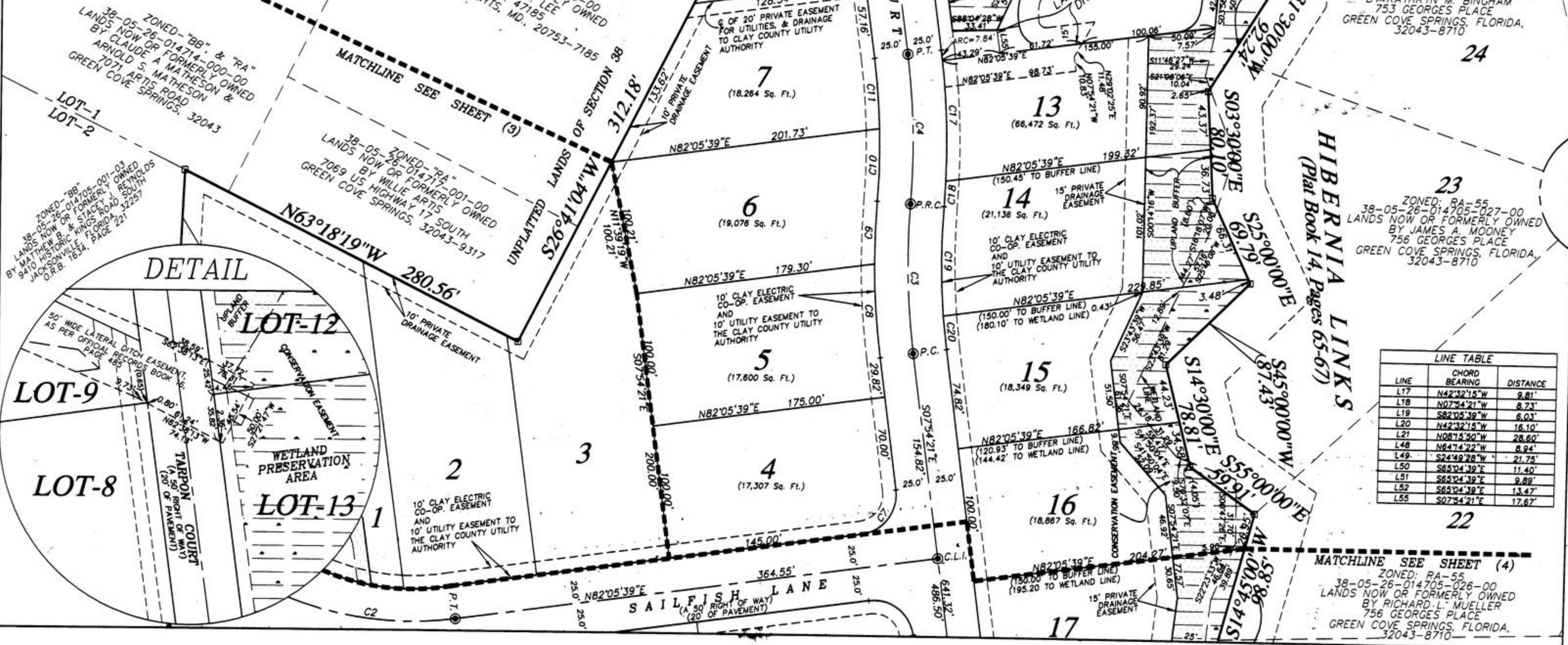
PLAT BOOK 38 PAGE 44

SHEET 5 OF 7 SHEETS

TYPE 1 SUBDIVISION



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C2	129.84'	250.00'	S83°01'38"E	128.39'	66.42'	29°45'26"
C3	112.29'	550.00'	S02°03'25"E	112.10'	56.34'	11°41'52"
C4	112.29'	550.00'	N02°03'25"W	112.10'	56.34'	11°41'52"
C5	81.09'	168.84'	S74°34'01"E	80.31'	41.34'	27°31'00"
C6	35.59'	168.84'	N85°38'10"E	35.52'	17.86'	12°04'37"
C7	47.12'	30.00'	N37°05'39"E	42.43'	30.00'	90°00'00"
C8	70.36'	575.00'	S04°24'02"E	70.31'	35.52'	7°00'38"
C9	47.04'	575.00'	S01°26'54"W	47.02'	23.53'	4°41'13"
C10	54.25'	525.00'	N00°49'53"E	54.23'	27.15'	5°58'16"
C11	52.93'	525.00'	N05°01'03"W	52.91'	26.49'	5°46'36"
C17	98.32'	575.00'	N03°00'26"W	98.20'	49.28'	8°47'50"
C18	18.07'	575.00'	N02°50'30"E	18.07'	9.54'	1°54'02"
C19	81.89'	525.00'	S00°40'56"E	81.91'	41.08'	8°56'54"
C20	25.19'	525.00'	S06°31'52"E	25.19'	12.60'	2°44'57"



IBIS COVE

A Parcel of land, being a portion of Lots 4 and 5, of "HIBERNIA", as shown on the plat thereof, recorded in Deed Book "I", page 266 of the Public Records of Clay County, Florida, together with a portion of Lots 1 and 2 of "DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT", as shown on the plat thereof, recorded in Deed Book "G", page 568 of the Public Records of said Clay County, Florida; all lying within the George Fleming Grant, Section 38, Township 5 South, Range 26 East, Clay County, Florida.

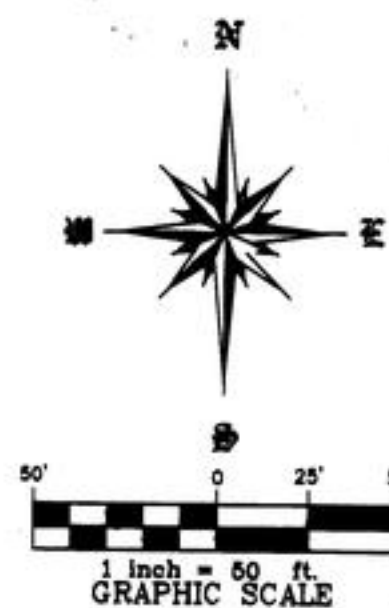
PLAT BOOK 38 PAGE 45

SHEET 6 OF 7 SHEETS

TYPE I SUBDIVISION

EXIST. COUNTY ROAD No. C-15-A * HIBERNIA ROAD
(Formerly STATE ROAD No. 15-A)
(A 100 FOOT PUBLIC ROAD RIGHT OF WAY)

LATERAL DITCH	LOCATION	TABLE
"DD" TO "EE"	S05°38'13"E	123.57'
"EE" TO "FF"	S05°38'13"E	193.39'
"FF" TO "GG"	S31°38'13"E	67.97'
"GG" TO "HH"	S31°38'13"E	62.36'
"HH" TO "II"	S67°38'13"E	98.05'
"II" TO "JJ"	S67°38'13"E	21.51'
"JJ" TO "KK"	S62°38'13"E	38.48'
"KK" TO "LL"	N67°38'13"W	133.63'
"LL" TO "MM"	N31°38'13"W	100.59'
"MM" TO "NN"	N31°38'13"W	57.53'
"NN" TO "PP"	S05°38'13"E	122.53'
"PP" TO "QQ"	S05°38'13"E	206.21'



LINE	CHORD BEARING	DISTANCE
L46	S57°53'20"W	21.41'
L47	S03°06'26"W	33.57'
L48	N64°14'22"W	8.94'
L49	S24°48'28"W	21.75'
L50	S65°04'39"E	11.40'
L51	S65°04'39"E	9.89'
L52	S65°04'39"E	13.47'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C12	35.59'	30.00'	N41°53'37"W	33.54'	20.23'	67°58'32"
C13	59.32'	50.00'	S41°53'37"E	55.90'	33.71'	67°58'32"
C14	64.35'	50.00'	S28°37'51"W	60.00'	37.50'	73°44'28"
C15	41.15'	50.00'	S82°24'44"W	40.00'	21.82'	47°09'23"
C16	51.58'	50.00'	N37°27'28"W	49.32'	28.35'	59°06'14"

ZONED: RA-55
38-05-26-014705-028-00
LANDS NOW OR FORMERLY OWNED
BY KATHRYN M. BINGHAM
753 GEORGES PLACE
GREEN COVE SPRINGS, FLORIDA,
32043-8710

24
HIBERNIA LINKS
(PLAT BOOK 14, PAGES 65-67)

IBIS COVE

A Parcel of land, being a portion of Lots 4 and 5, of "HIBERNIA", as shown on the plat thereof, recorded in Deed Book "I", page 266 of the Public Records of Clay County, Florida, together with a portion of Lots 1 and 2 of "DAVIS FLOYD'S PORTION OF THE GEORGE FLEMING GRANT", as shown on the plat thereof, recorded in Deed Book "G", page 568 of the Public Records of said Clay County, Florida; all lying within the George Fleming Grant, Section 38, Township 5 South, Range 26 East, Clay County, Florida.

LATERAL DITCH	LOCATION TABLE	
'AA' TO 'BB'	S26°21'47"W	3.36'
'BB' TO 'CC'	S05°38'13"E	162.82'
'DD' TO 'EE'	S05°38'13"E	123.57'
'QQ' TO 'RR'	N05°38'13"W	206.21'
'SS' TO 'TT'	N05°38'13"W	223.53'
'TT' TO 'UU'	N26°21'47"E	17.66'

U.S. HIGHWAY No. 17 * STATE ROAD No. 15
(A VARIABLE WIDTH ROAD RIGHT OF WAY)

ZONED-"BB"
LANDS NOW OR FORMERLY OWNED
BY HIBERNIA DIRT S. LLC,
6391 WHISPERING OAKS DRIVE NORTH
JACKSONVILLE, FLORIDA, 32277

PARCEL "H"
O.R.B. 1697, PAGE 525
ZONED-"BB"
LANDS NOW OR FORMERLY OWNED
BY HIBERNIA DIRT S. LLC,
6391 WHISPERING OAKS DRIVE NORTH
JACKSONVILLE, FLORIDA, 32277

NORTHERLY LINE OF LOT 1, "DAVIS FLOYD'S PORTION
OF THE GEORGE FLEMING GRANT"
LOT 5, HIBERNIA
D.B. "G", PAGE 568

MATCH LINE SEE SHEET (6)

UNPLATTED LANDS OF SECTION 38

POINT OF BEGINNING

38-05-26-014715-000-00
LANDS NOW OR FORMERLY OWNED
BY MATTIE PRESHA
2831 PERCY ROAD
JACKSONVILLE, FLORIDA, 32218-2333

COUNTY ROAD No. C-15-A
(A 100 FOOT PUBLIC ROAD RIGHT OF WAY)
* HIBERNIA ROAD
(formerly STATE ROAD No. S-15-A)

ZONED: RA-55
LANDS NOW OR FORMERLY OWNED
BY SAMUEL D. ROWLEY
1483 WILD IRIS LANE
ORANGE PARK, FL., 32073

LOT-A, "HIBERNIA"
LOT-5, "HIBERNIA"
O.R.B. 1543, Pg. 1344
ZONED: RA-55
LANDS NOW OR FORMERLY OWNED
BY JOHN C. & FLORENCE L. BLAIR
TAMPA, FLORIDA, 33622-1952

ZONED: RA-55
LANDS NOW OR FORMERLY OWNED
BY JOSEPHINE HAGEN C/O
HIBERNIA ROAD, BOX 802
GREEN COVE SPRINGS, FLORIDA
32043-8711
QUIT CLAIM DEED
OFFICIAL RECORDS BOOK
773, PAGE 363

ZONED: RA-55
LANDS NOW OR FORMERLY OWNED
BY INEZ MORRIS
32079-0123
WARRANTY FARMS, FLORIDA,
OFFICIAL RECORDS BOOK
220, PAGE 567

