

# KEATON CHASE

~ At ~

PART OF SECTIONS 29, 30 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



PLAT BOOK 29 PAGE 64

SHEET 1 OF 5 SHEETS

"TYPE 1 SUBDIVISION"

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

TOTAL NUMBER OF LOTS = 56

13.23 ACRES ±

TOTAL NUMBER OF TRACTS = 4

CURRENT ZONING: P.U.D.

## CAPTION

PART OF SECTIONS 29, 30 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE NORTH WITH THE WEST LINE OF LAKESHORE DRIVE EAST (ACCORDING TO OFFICIAL RECORDS BOOK 1239, PAGES 236 THRU 238, OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: 1) SOUTH 00 DEGREES 30 MINUTES 22 SECONDS WEST 869.51 FEET TO THE POINT OF BEGINNING; 2) SOUTH 00 DEGREES 30 MINUTES 22 SECONDS WEST 1363.12 FEET TO THE NORTH LINE OF LINKSIDE AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 28, PAGES 76 THRU 80, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE RUN THE FOLLOWING 7 COURSES: 1) NORTH 89 DEGREES 29 MINUTES 38 SECONDS WEST 49.18 FEET; 2) NORTH 23 DEGREES 52 MINUTES 25 SECONDS WEST 23.25 FEET; 3) NORTH 55 DEGREES 53 MINUTES 30 SECONDS WEST 45.26 FEET; 4) SOUTH 76 DEGREES 06 MINUTES 14 SECONDS WEST 101.93 FEET; 5) NORTH 73 DEGREES 54 MINUTES 30 SECONDS WEST 24.46 FEET; 6) NORTH 51 DEGREES 46 MINUTES 36 SECONDS WEST 108.09 FEET; 7) SOUTH 78 DEGREES 51 MINUTES 12 SECONDS WEST 42.50 FEET TO THE NORTHWEST CORNER OF SAID LINKSIDE AT EAGLE HARBOR; THENCE NORTH 01 DEGREE 16 MINUTES 31 SECONDS EAST 916.25 FEET; THENCE NORTH 63 DEGREES 50 MINUTES 48 SECONDS WEST 93.91 FEET; THENCE SOUTH 73 DEGREES 42 MINUTES 24 SECONDS WEST 247.97 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 754.87 FEET, RUN A CHORD DISTANCE OF 76.68 FEET, THE BEARING OF SAID CHORD BEING SOUTH 02 DEGREES 11 MINUTES 40 SECONDS EAST; THENCE NORTH 72 DEGREES 58 MINUTES 08 SECONDS WEST 83.78 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 674.87 FEET, RUN A CHORD DISTANCE OF 133.11 FEET, THE BEARING OF SAID CHORD BEING NORTH 06 DEGREES 58 MINUTES 28 SECONDS WEST; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 43.77 FEET, THE BEARING OF SAID CHORD BEING NORTH 59 DEGREES 26 MINUTES 49 SECONDS WEST; THENCE NORTH 18 DEGREES 56 MINUTES 04 SECONDS WEST 50.05 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 44.62 FEET, THE BEARING OF SAID CHORD BEING NORTH 25 DEGREES 39 MINUTES 33 SECONDS EAST; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 674.87 FEET, RUN A CHORD DISTANCE OF 44.90 FEET, THE BEARING OF SAID CHORD BEING NORTH 24 DEGREES 17 MINUTES 40 SECONDS WEST; THENCE NORTH 26 DEGREES 12 MINUTES 02 SECONDS WEST 12.46 FEET; THENCE NORTH 63 DEGREES 47 MINUTES 58 SECONDS EAST 283.88 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 34 SECONDS EAST 244.86 FEET; THENCE SOUTH 65 DEGREES 44 MINUTES 11 SECONDS EAST 100.81 FEET; THENCE NORTH 72 DEGREES 26 MINUTES 05 SECONDS EAST 230.43 FEET TO THE POINT OF BEGINNING.

## ADOPTION AND DEDICATION

(STREETS AND EASEMENTS)

THIS IS TO CERTIFY THAT EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS KEATON CHASE AT EAGLE HARBOR HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. THE PARKWAY, DRIVE, COURT AND EASEMENTS FOR DRAINAGE AND UTILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM. ALL C.D.D. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR MAINTENANCE OF UNDERGROUND UTILITIES ONLY.

(TRACTS)

TRACTS A, B, C & D (LANDSCAPE BUFFER) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:

Richard X. McInnis  
WITNESS

Richard X. McInnis  
PRINT NAME

M. Russell Torian, Jr.  
WITNESS

M. Russell Torian, Jr.  
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION  
A JOINT VENTURE

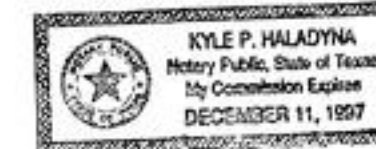
BY: E.H. DANIELS, VICE PRESIDENT  
THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF  
THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

## STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June, 1996, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Kyle P. Haladyna  
KYLE P. HALADYNA  
PRINT NAME

NOTARY PUBLIC, STATE OF TEXAS  
COMMISSION NO.  
MY COMMISSION EXPIRES:



## COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 23rd DAY OF July, 1996, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

John Keene  
CLERK OF CIRCUIT COURT  
JOHN KEENE  
PRINT NAME

George A. Bush  
CHAIRMAN  
GEORGE A. BUSH  
PRINT NAME

## CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA, AND IS FILED FOR RECORD IN PLAT BOOK 29, PAGES 64 THRU 68, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 23rd DAY OF July, 1996.

John Keene  
CLERK OF CIRCUIT COURT

## COUNTY DEPARTMENT OF PLANNING APPROVAL

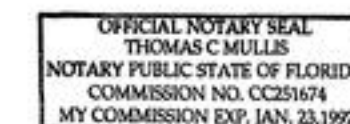
EXAMINED AND APPROVED THIS 23rd DAY OF July, 1996

Susan L. Trader  
DIRECTOR, DEPARTMENT OF PLANNING  
SUSAN L. TRADER  
PRINT NAME

## STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF June, 1996, BY ROGER S. ARROWSMITH, VICE PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis  
THOMAS C. MULLIS  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC251674  
MY COMMISSION EXPIRES: JANUARY 23, 1997



PREPARED BY:  
McKEE, EILAND AND MULLIS  
LAND SURVEYORS, INC.  
1246 HIGHWAY NO. 17  
ORANGE PARK, FLORIDA

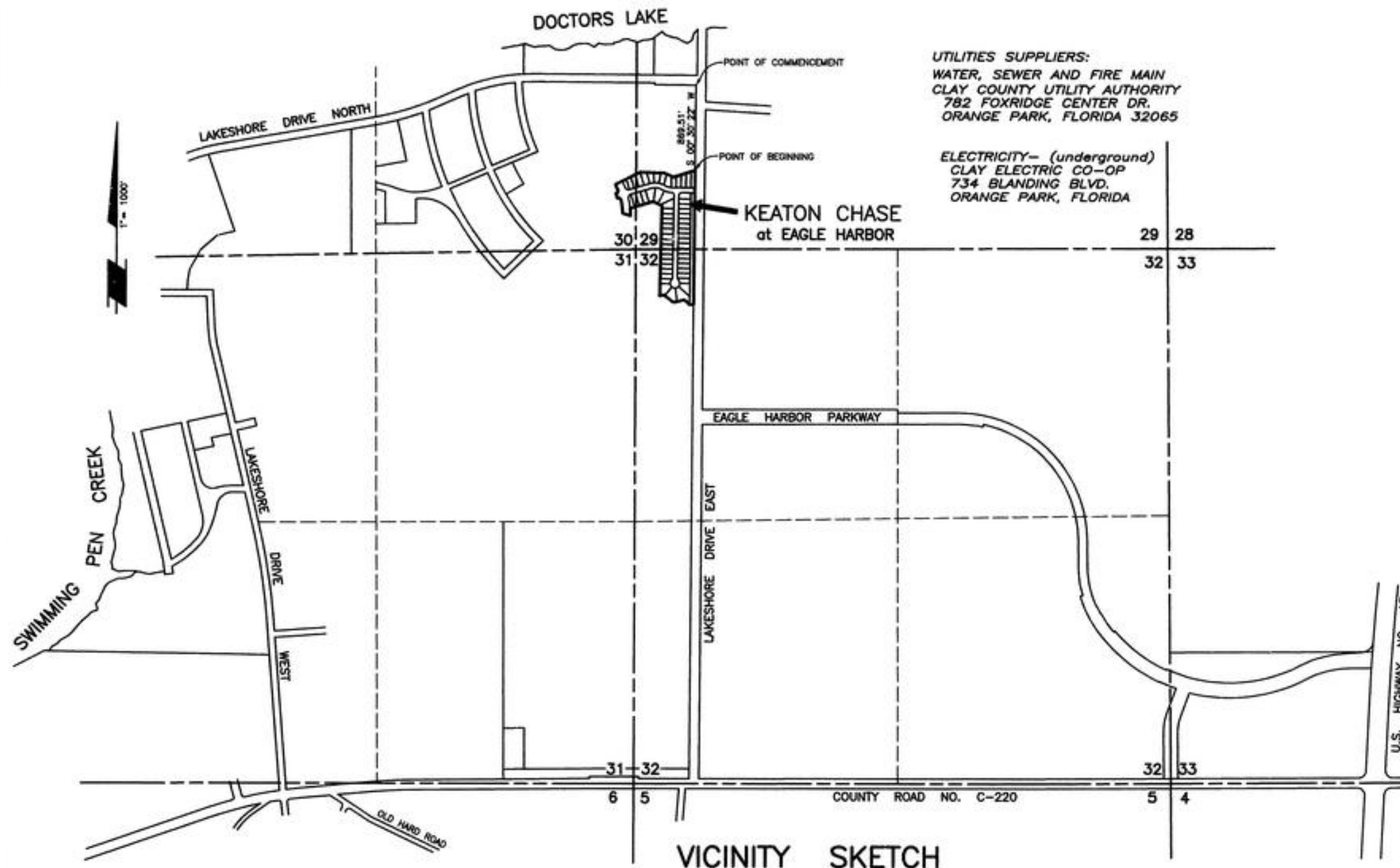
# KEATON CHASE ~ At ~

PART OF SECTIONS 29, 30 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



PLAT BOOK 29 PAGE 65  
SHEET 2 OF 5 SHEETS

"TYPE 1 SUBDIVISION"



VICINITY SKETCH

## COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 23RD DAY OF JULY, 1996

Linda Jackson  
DIRECTOR, DEPARTMENT OF ZONING  
LINDA JACKSON  
PRINT NAME

## COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 23RD DAY OF JULY, 1996

Walter M. Rountree  
DIRECTOR, DEPARTMENT OF ENGINEERING  
WALTER M. ROUNTREE  
PRINT NAME

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177 LAWS OF FLORIDA, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLY WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS 5TH DAY OF JUNE, 1996.

Thomas C. Mullis  
THOMAS C. MULLIS  
FLORIDA CERTIFICATE NO. 3593  
McKEE, EILAND AND MULLIS  
LAND SURVEYORS, INC.  
ORANGE PARK, FLORIDA

UTILITIES SUPPLIERS:  
WATER, SEWER AND FIRE MAIN  
CLAY COUNTY UTILITY AUTHORITY  
782 FOXRIDGE CENTER DR.  
ORANGE PARK, FLORIDA 32065

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

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE  
C/O EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP  
1880 EAGLE HARBOR PARKWAY  
ORANGE PARK, FLORIDA 32073

ENGINEER: CGS/HADDEN CONSULTING ENGINEERS  
1543 KINGSLEY AVENUE  
BUILDING 2, SUITE A  
ORANGE PARK, FL. 32073

## SUBDIVISION IMPROVEMENT GUARANTEE

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

(CONTINUED)

## SUBDIVISION IMPROVEMENT GUARANTEE (CONTINUED)

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

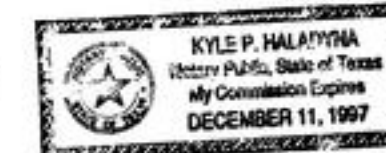
SIGNED IN THE PRESENCE OF:  
Richard K. McInnis  
WITNESS  
Richard K. McInnis  
PRINT NAME  
M. Russell Torian, Jr.  
WITNESS  
M. Russell Torian, Jr.  
PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE  
BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION  
BY: E.H. DANIELS, VICE PRESIDENT  
THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

## STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JUNE, 1996, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Kyle P. Haladyna  
KYLE P. HALADYNA  
PRINT NAME  
NOTARY PUBLIC, STATE OF TEXAS  
COMMISSION NO.  
MY COMMISSION EXPIRES:



EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, A JOINT VENTURE

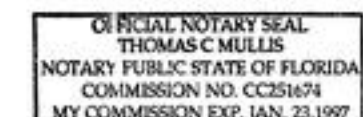
BY EAST WEST PARTNERS OF JACKSONVILLE, INC. A VIRGINIA CORPORATION, GENERAL PARTNER

BY: ROGER S. ARROWSMITH, VICE PRESIDENT  
ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP WAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

## STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF JUNE, 1996, BY ROGER S. ARROWSMITH, VICE PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis  
THOMAS C. MULLIS  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC251674  
MY COMMISSION EXPIRES: JANUARY 23, 1997



COMMUNITY DEVELOPMENT DISTRICT  
THE CROSSINGS AT FLEMING ISLAND

Joan M. Meeks  
WITNESS  
JOAN M. MECKS  
PRINT NAME  
Ronald E. Kolar  
WITNESS  
RONALD E. KOLAR  
PRINT NAME

William O. Cannon  
BY: WILLIAM O. CANNON, CHAIRMAN

## STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF JUNE, 1996, BY WILLIAM O. CANNON, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED AS SUCH INDIVIDUAL AND AS SUCH OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, THEREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

Gennifer K. Vofsi  
GENNIFER K. VOFSI  
PRINT NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC334428  
MY COMMISSION EXPIRES: DEC. 6, 1997



PREPARED BY:  
McKEE, EILAND AND MULLIS  
LAND SURVEYORS, INC.  
1246 HIGHWAY NO. 17  
ORANGE PARK, FLORIDA

CADD: 25159VIC

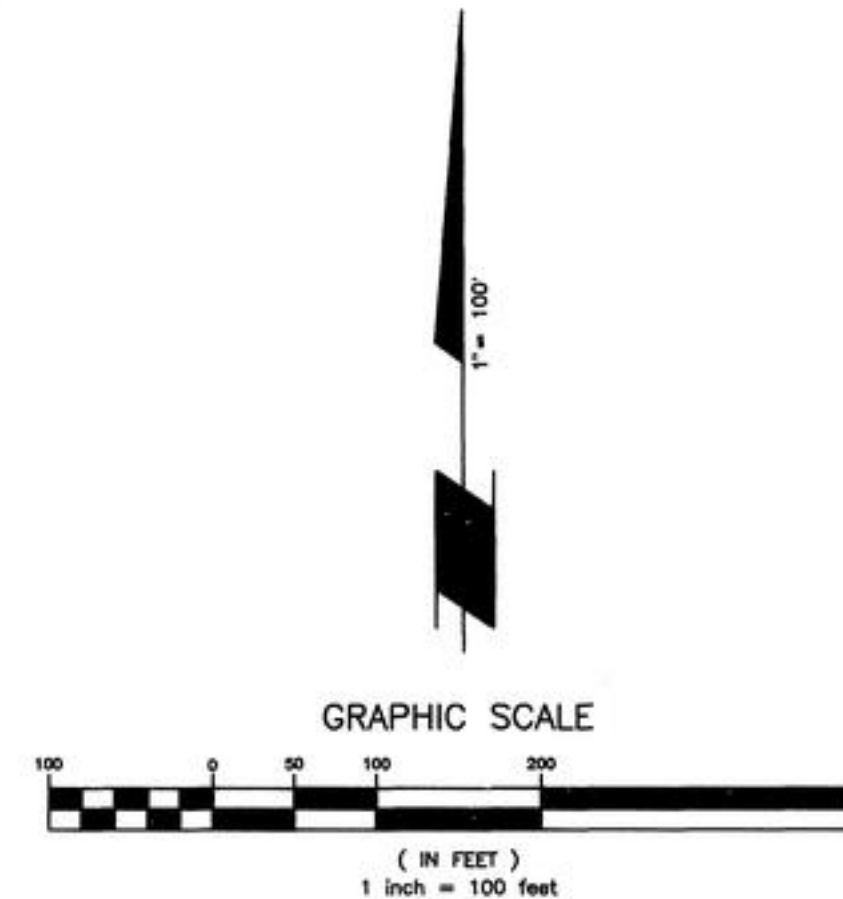
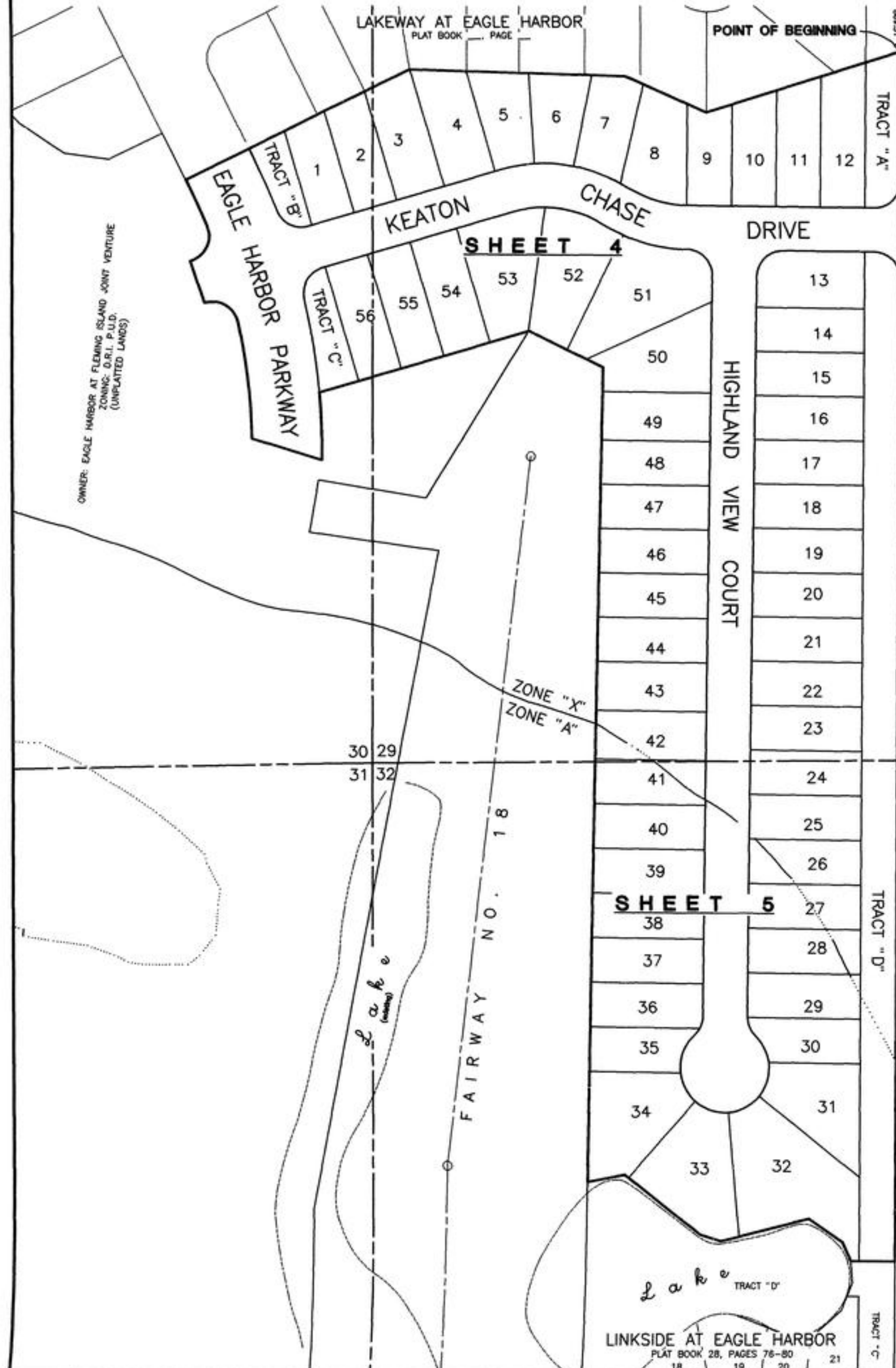
# KEATON CHASE ~ At ~

PART OF SECTIONS 29, 30 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



PLAT BOOK 29 PAGE 66  
SHEET 3 OF 5 SHEETS

"TYPE 1 SUBDIVISION"



## GENERAL NOTES:

- 1) ☐ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ☐ DENOTES PERMANENT CONTROL POINT.
- 3) C2 DENOTES TABLED CURVE NUMBER.
- 4) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 5) BEARINGS SHOWN HEREON ARE BASED UPON S 00° 30' 22" W FOR THE WEST LINE OF LAKESHORE DRIVE EAST.
- 6) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 7) 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.
- 8) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0155 D, DATED NOVEMBER 4, 1992.
- 9) ALL C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUPERIOR TO ALL OTHER EASEMENTS EXCEPT FOR CO-EXISTING EASEMENTS FOR DRAINAGE & UTILITIES HEREBY DEDICATED TO CLAY COUNTY, FLORIDA, TO WHICH THEY SHALL BE SUBORDINATE.
- 10) MINIMUM LOT SIZE: 4500 SQUARE FEET

\*\* PROPOSED PAVEMENT WIDTH= 20' \*\*

## FORM OF ACCEPTANCE OF DEDICATION

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF THOSE EASEMENTS AND TRACTS A, B, C & D SET FORTH WITHIN THIS PLAT, BUT DOES NOT ACCEPT ANY EASEMENT OR RIGHT-OF-WAY OTHERWISE DEDICATED TO THE PUBLIC.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF CLAY COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED HEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO ASSIGN, DEDICATE OR TRANSFER DATED APRIL 29, 1992, AND RECORDED IN OFFICIAL RECORDS BOOK 1416, PAGE 545 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

SIGNED THIS 5<sup>TH</sup> DAY OF JUNE, 1996.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

WITNESS: *Joan M. Meeks* *W.D. Cannon*  
BY: WILLIAM O. CANNON, CHAIRMAN  
PRINT NAME: JOAN M. MEEKS PRINT NAME: RONALD E. KOLAR

## STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>TH</sup> DAY OF JUNE, 1996, BY WILLIAM O. CANNON, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED AS SUCH INDIVIDUAL AND AS SUCH OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, THEREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

*Jennifer K. Vortenger*  
PRINT NAME: JENNIFER K. VORTENGER  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC 339408  
MY COMMISSION EXPIRES: DEC. 6, 1997

JENNIFER K. VORTENGER  
My Commission CC339408  
Expires Dec. 06, 1997  
Bonded by H&M  
800-422-1556



PREPARED BY:  
McKEE, EILAND AND MULLIS  
LAND SURVEYORS, INC.  
1346 HIGHWAY NO. 17  
ORANGE PARK, FLORIDA

VIEW: SHK  
CADD: 25159

LEGEND  
R= RADIUS  
(R)= RADIAL LINE  
R.P.= RADIUS POINT  
R/W= RIGHT-OF-WAY  
P.C.= POINT OF CURVATURE  
P.T.= POINT OF TANGENCY  
ESMT.= EASEMENT  
C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.  
C.D.D.= THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT  
C.= CENTERLINE  
P.I.= ANGLE POINT

# KEATON CHASE

~ At ~



PLAT BOOK 29 PAGE 67  
SHEET 4 OF 5 SHEETS

PART OF SECTIONS 29, 30 & 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

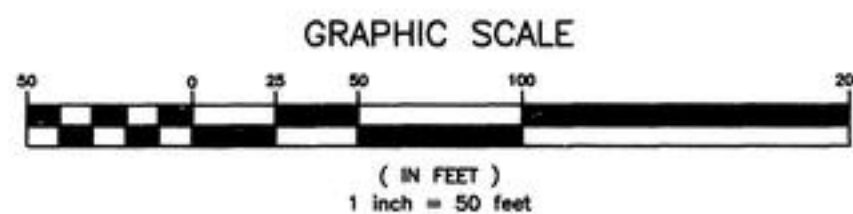




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|--------------|---------|
| PLAT BOOK 29 | PAGE 68 |
|--------------|---------|

SHEET 5 OF 5 SHEETS

**"TYPE 1 SUBDIVISION"**



| CURVE | RADIUS | LENGTH | TANGENT | CHORD  | BEARING         | DELTA       |
|-------|--------|--------|---------|--------|-----------------|-------------|
| C24   | 30.00' | 1.38'  | 0.69'   | 1.38'  | S 00° 25' 40" E | 02° 38' 12" |
| C25   | 30.00' | 23.00' | 12.10'  | 22.44' | S 23° 42' 41" E | 43° 55' 51" |
| C26   | 50.00' | 33.90' | 17.63'  | 33.28' | N 26° 15' 07" W | 38° 50' 59" |
| C27   | 50.00' | 40.04' | 21.16'  | 38.97' | N 16° 06' 41" E | 45° 52' 37" |
| C28   | 50.00' | 40.37' | 21.36'  | 39.29' | N 62° 10' 56" E | 46° 15' 53" |
| C29   | 50.00' | 40.37' | 21.36'  | 39.29' | S 71° 33' 11" E | 46° 15' 53" |
| C30   | 50.00' | 36.70' | 19.22'  | 35.88' | S 27° 23' 31" E | 42° 03' 26" |
| C31   | 50.00' | 46.97' | 25.38'  | 45.26' | S 20° 32' 50" W | 53° 49' 18" |
| C32   | 30.00' | 9.35'  | 4.72'   | 9.32'  | N 38° 31' 34" E | 17° 51' 51" |
| C33   | 30.00' | 15.03' | 7.68'   | 14.87' | N 15° 14' 32" E | 28° 42' 12" |

PREPARED BY:  
McKEE, EILAND AND MULLIS  
LAND SURVEYORS, INC.  
1248 HIGHWAY NO. 17  
ORANGE PARK, FLORIDA

VIEW: SH2  
CADD: 25159

FAIRWAY NO. 18

LAKESHORE DRIVE EAST

(O.R.B. 1239, PAGES 236-238)

TRACT "A"  
0' 22" E

3 00 53 20 W  
HIGHLAND VIEW COURT

TRACT "D" N 89° 29' 38" W - 49.18'-

**LINKSIDE AT EAGLE HARBOR**  
PLAT BOOK 28, PAGES 76-80