

LAKEWAY ~ At ~

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



PLAT BOOK 29 PAGE 57
SHEET 1 OF 7 SHEETS

CAPTION

PART OF SECTIONS 29 AND 30, 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 SOUTH 00 DEGREES 22 SECONDS WEST 069.51 FEET; THENCE SOUTH 72 DEGREES 26 MINUTES 05 SECONDS WEST 230.43 FEET; THENCE NORTH 65 DEGREES 44 MINUTES 11 SECONDS WEST 100.81 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 34 SECONDS WEST 244.86 FEET; THENCE SOUTH 63 DEGREES 47 MINUTES 58 SECONDS WEST 283.88 FEET; THENCE NORTH 26 DEGREES 12 MINUTES 02 SECONDS WEST 59.17 FEET; THENCE SOUTH 63 DEGREES 47 MINUTES 58 SECONDS WEST 66.90 FEET; THENCE NORTH 82 DEGREES 18 MINUTES 11 SECONDS WEST 51.35 FEET; THENCE NORTH 55 DEGREES 49 MINUTES 31 SECONDS WEST 61.22 FEET; THENCE NORTH 42 DEGREES 16 MINUTES 13 SECONDS WEST 34.04 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 16 SECONDS WEST 194.78 FEET; THENCE NORTH 67 DEGREES 24 MINUTES 33 SECONDS WEST 190.78 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 01 SECOND WEST 30.11 FEET; THENCE NORTH 41 DEGREES 09 MINUTES 48 SECONDS EAST 21.38 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 312.87 FEET, RUN A CHORD DISTANCE OF 40.87 FEET, THE BEARING OF SAID CHORD BEING NORTH 38 DEGREES 34 MINUTES 45 SECONDS EAST; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 346.53 FEET, RUN A CHORD DISTANCE OF 156.28 FEET, THE BEARING OF SAID CHORD BEING NORTH 21 DEGREES 48 MINUTES 06 SECONDS EAST; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 311.00 FEET, RUN A CHORD DISTANCE OF 101.32 FEET, THE BEARING OF SAID CHORD BEING NORTH 00 DEGREES 36 MINUTES 18 SECONDS WEST; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 1398.60 FEET, RUN A CHORD DISTANCE OF 33.89 FEET, THE BEARING OF SAID CHORD BEING NORTH 09 DEGREES 17 MINUTES 08 SECONDS WEST; THENCE NORTH 00 DEGREES 53 MINUTES 25 SECONDS WEST 93.24 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 225.34 FEET, RUN A CHORD DISTANCE OF 86.18 FEET, THE BEARING OF SAID CHORD BEING NORTH 11 DEGREES 27 MINUTES 54 SECONDS EAST; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 75.70 FEET, RUN A CHORD DISTANCE OF 22.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 13 DEGREES 53 MINUTES 21 SECONDS EAST; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 302.81 FEET, RUN A CHORD DISTANCE OF 62.88 FEET, THE BEARING OF SAID CHORD BEING NORTH 00 DEGREES 40 MINUTES 12 SECONDS WEST; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 187.00 FEET, RUN A CHORD DISTANCE OF 75.75 FEET, THE BEARING OF SAID CHORD BEING NORTH 18 DEGREES 18 MINUTES 55 SECONDS WEST; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 91.76 FEET, RUN A CHORD DISTANCE OF 48.09 FEET, THE BEARING OF SAID CHORD BEING NORTH 14 DEGREES 48 MINUTES 40 SECONDS WEST; THENCE NORTH 00 DEGREES 22 MINUTES 45 SECONDS EAST 17.40 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 15 SECONDS WEST 98.60 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 45 SECONDS EAST 40.00 FEET TO SAID SOUTH LINE OF LAKESHORE DRIVE NORTH; THENCE ON LAST SAID LINE RUN THE FOLLOWING 3 COURSES: 1) SOUTH 89 DEGREES 37 MINUTES 15 SECONDS EAST 994.54 FEET; 2) SOUTH 00 DEGREES 22

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 57 thru 63, 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 25th DAY OF JULY, 1996

Susan L. Frader
DIRECTOR, DEPARTMENT OF PLANNING
SUSAN L FRADER
PRINT NAME

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 LAKEWAY 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 AND COURT, EASEMENTS FOR
DRAINAGE AND UTILITIES, AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED
TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS
SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM. ALL C.D.D. EASEMENTS AND THE EASEMENTS FOR BIKE TRAIL AND NON-FENCEABLE AREA 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 AND B (LANDSCAPE BUFFER), TRACT C (R.V. PARKING LOT), AND TRACTS D, E AND F (LAKE AND
FILTRATION SYSTEM) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS
AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM (TRACTS D, E & F)
SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA,
ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEM
WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THE LAND
HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER
SUBSTANCES WHICH MAY FLOW OR PASS FROM THE PARKWAY, DRIVE AND COURT; FROM ADJACENT LAND OR FROM ANY
OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM.

(CONTINUED)

"TYPE 1 SUBDIVISION"

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

TOTAL NUMBER OF LOTS = 51

27.96 ACRES ±

TOTAL NUMBER OF TRACTS = 6

CURRENT ZONING: P.U.D.

ADOPTION AND DEDICATION (CONTINUED)

WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND
ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR
USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACTS D, E & F SHOWN ON THIS PLAT, DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY
DEVELOPMENT DISTRICT (THE DISTRICT), IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER
RETENTION/DETENTION PONDS AND/OR FILTRATION SYSTEMS. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE
MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND
LAWS, UNLESS THE TRACT IS CONVEYED TO A HOMEOWNERS ASSOCIATION WHICH HAS THE DUTY AND AUTHORITY,
AND HAS ACCEPTED RESPONSIBILITY THEREFORE. CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO
RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY
OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH
THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER
PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DISTRICT OR
HOMEOWNERS ASSOCIATION (IF CONVEYED);

(3) CLAY COUNTY, FLORIDA, 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 DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY
PLATED, OR OF THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO
MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO AFFECT ADEQUATE
DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR
ANY PART THEREOF. EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY
CHAPTER 620, FLORIDA STATUTES, DEVELOPER AND OWNER OF THE LANDS DESCRIBED A CAPTION HEREON, SHALL
INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND
EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER
DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM
DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF EAGLE
HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA
STATUTES, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH LAKEWAY
AT EAGLE HARBOR. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF EAGLE HARBOR AT
FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES,
AND SHALL BE SUBJECT TO IT. INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF EAGLE HARBOR AT
FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620,

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. McWhis
WITNESS
Richard K. McWhis
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 16th 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
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO. CC251674
MY COMMISSION EXPIRES:



SIGNED IN THE PRESENCE OF:

Genifer K. Vorburger
WITNESS
Genifer K. Vorburger
PRINT NAME
Dele C. Johnson
WITNESS
Dele C. Johnson
PRINT NAME

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

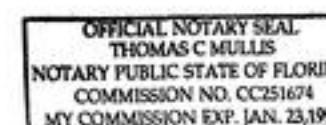
BY EAST WEST PARTNERS OF JACKSONVILLE, INC.,
A VIRGINIA CORPORATION, GENERAL PARTNER

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 PARTNER-
SHIP 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
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

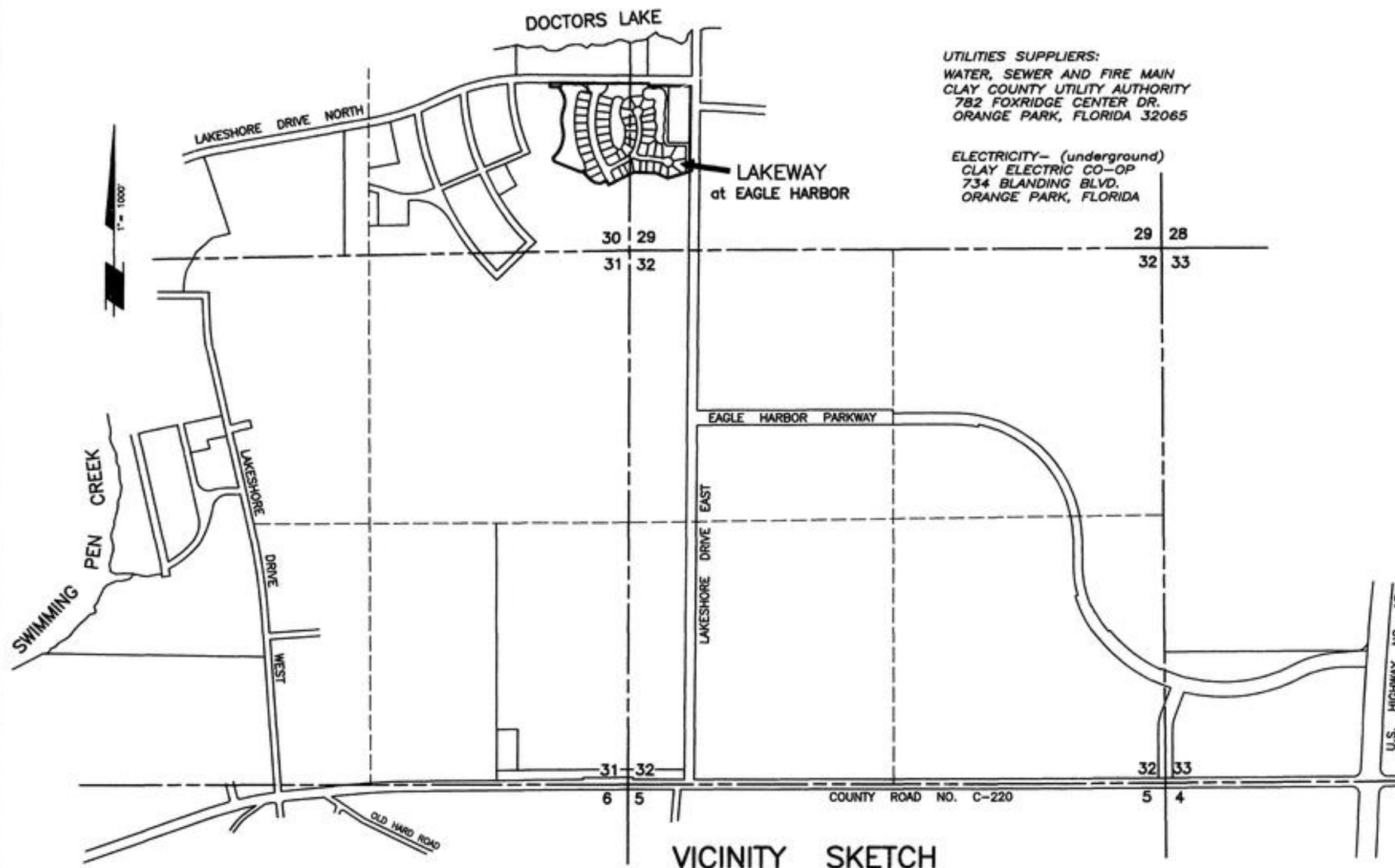
LAKEWAY ~ At ~

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



PLAT BOOK 29 PAGE 58
SHEET 2 OF 7 SHEETS

"TYPE 1 SUBDIVISION"



VICINITY SKETCH

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

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.

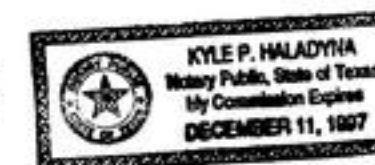
SIGNED IN THE PRESENCE OF:
WITNESS
Richard K. Vorburger
PRINT NAME
WITNESS
U. Russell Toward, Jr.
PRINT NAME

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 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

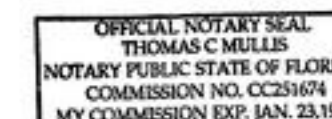
SIGNED IN THE PRESENCE OF:
WITNESS
Jennifer K. Vorburger
PRINT NAME
WITNESS
April C. Johnson
PRINT NAME

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
JOAN M. MEEKS
WITNESS
PRINT NAME
WITNESS
Edward E. Felt
PRINT NAME

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.

Jennifer K. Vorburger
JENNIFER K. VORBURGER
PRINT NAME
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC 334428
MY COMMISSION EXPIRES: DEC. 6, 1997



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

CADD: 24969VIC

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 23RD DAY OF JULY, 1996

Linda Jackson
DIRECTOR, DEPARTMENT OF ZONING
LINDA JACKSON
PRINT NAME

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

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

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

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)

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 COMPLIES 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



LAKEWAY ~ At ~

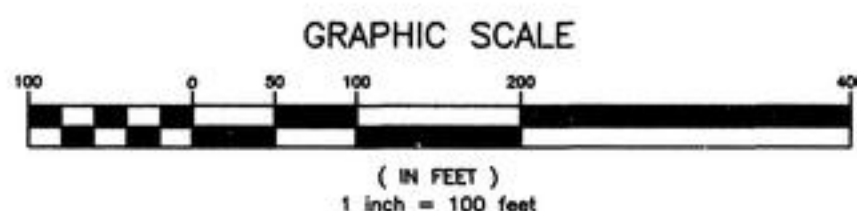
PART OF SECTIONS 29 & 30, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



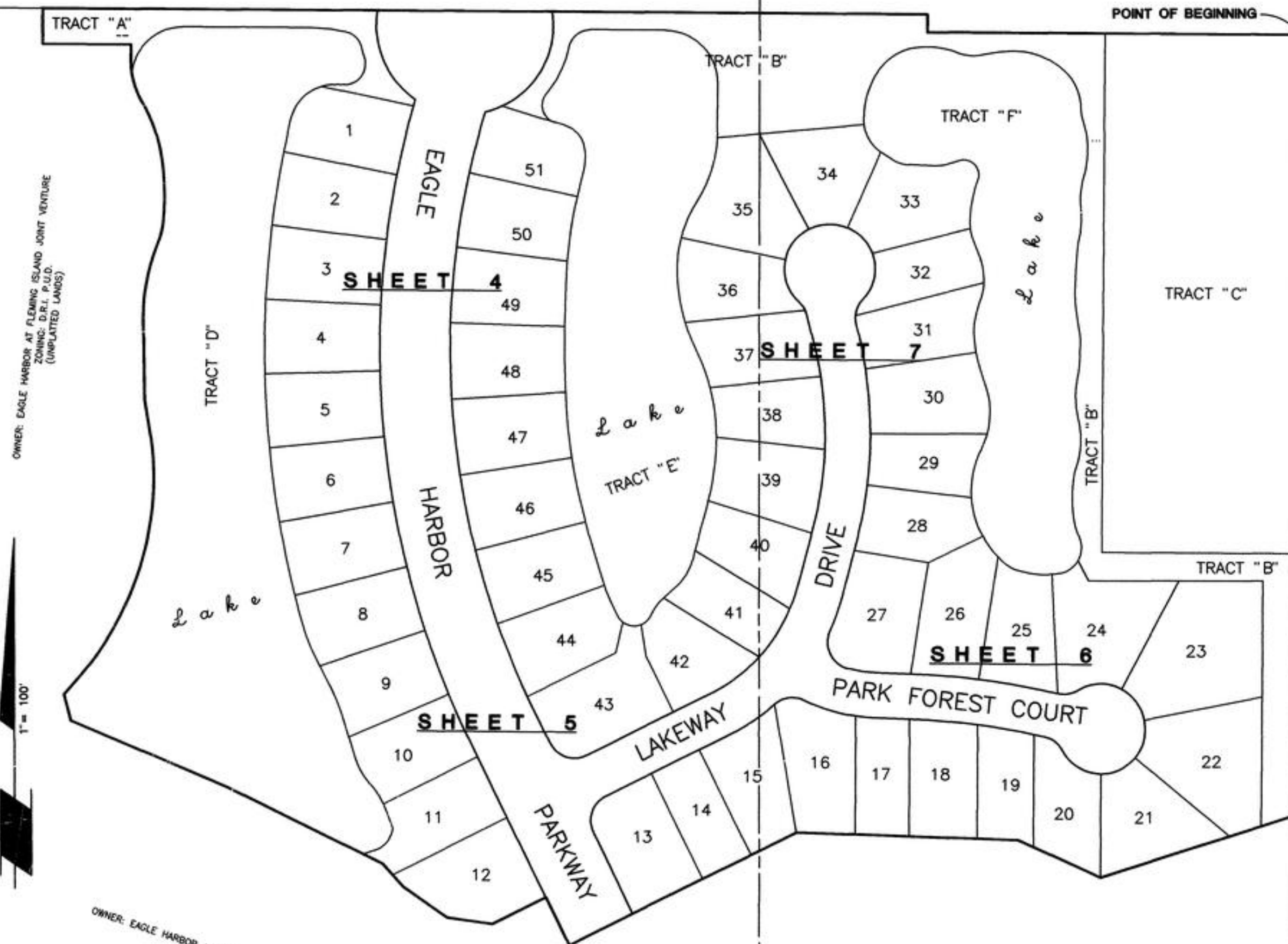
PLAT BOOK 29 PAGE 59
SHEET 3 OF 7 SHEETS

"TYPE 1 SUBDIVISION"

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
N/T= NON-TANGENT



LAKE SHORE DRIVE NORTH



OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
ZONING: D.R.I. P.U.D.
(UNPLATTED LANDS)

1" = 100'

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
ZONING: D.R.I. P.U.D.
(UNPLATTED LANDS)

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
ZONING: D.R.I. P.U.D.
(UNPLATTED LANDS)

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) ALL LOTS & TRACTS SHOWN HEREON LIE WITHIN ZONE "X", 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: 7700 SQUARE FEET

SOUTH SHORE DRIVE

LAKE SHORE DRIVE EAST
(O.R.B. 1239, PAGES 238-239)

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, E & F 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 5TH DAY OF JUNE, 1996.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

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

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.

Hennifer K. Vorburger
PRINT NAME: HENRIFF K. VORBURGER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC 339428
MY COMMISSION EXPIRES: DEC. 6, 1997



HENRIFF K. VORBURGER
My Commission CC339428
Expires Dec. 06, 1997
Bonded by HAI
800-422-1555



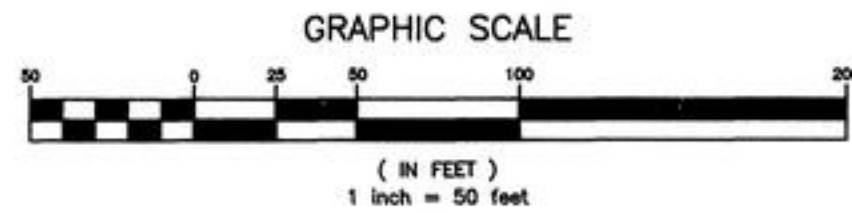
LAKEWAY ~ At ~

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

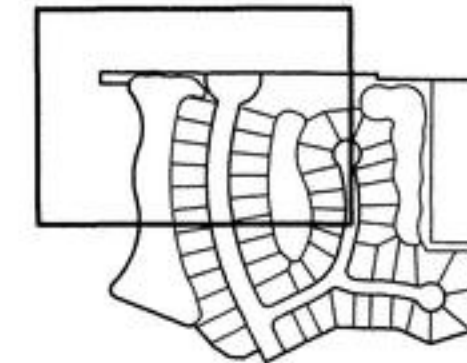


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SHEET 4 OF 7 SHEETS

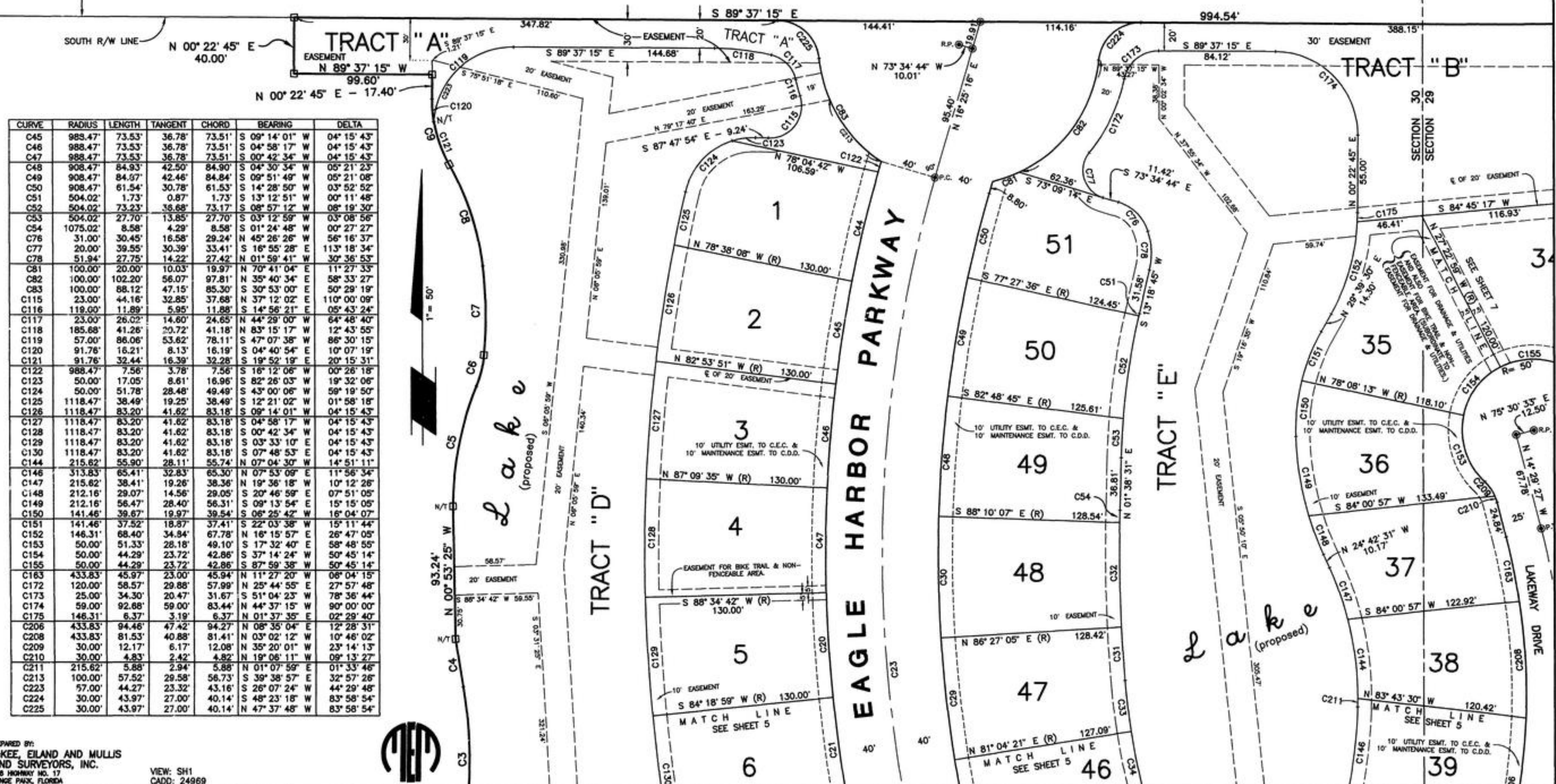
"TYPE 1 SUBDIVISION"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	311.00'	101.77'	51.34'	101.32'	N 00° 36' 18" W	18° 44' 57"
C4	1398.60'	33.89'	16.94'	33.89'	S 09° 17' 08" E	01° 23' 18"
C5	225.34'	86.71'	43.90'	86.18'	S 11° 27' 54" W	22° 02' 55"
C6	75.70'	22.73'	11.45'	22.64'	N 13° 53' 21" E	17° 12' 00"
C7	302.81'	62.99'	31.61'	62.68'	N 00° 40' 12" W	11° 55' 07"
C8	187.00'	76.28'	38.68'	75.75'	N 18° 18' 55" W	23° 22' 18"
C9	91.76'	48.65'	24.91'	48.09'	S 14° 48' 40" E	30° 22' 50"
C20	988.47'	73.53'	36.78'	73.51'	S 03° 33' 10" E	04° 15' 43"
C21	988.47'	73.53'	36.78'	73.51'	S 07° 48' 53" E	04° 15' 43"
C23	948.47'	705.56'	370.00'	689.40'	S 04° 53' 23" E	42° 37' 18"
C29	908.47'	85.29'	42.68'	85.28'	S 08° 14' 17" E	05° 22' 45"
C30	908.47'	85.30'	42.68'	85.27'	S 00° 51' 31" E	05° 22' 47"
C31	1075.02'	37.54'	18.77'	37.54'	S 03° 43' 07" E	02° 00' 03"
C32	1075.02'	73.23'	36.63'	73.21'	S 00° 46' 01" E	03° 54' 10"
C33	507.06'	35.77'	17.89'	35.77'	S 06° 44' 25" E	04° 02' 33"
C34	507.06'	47.42'	23.73'	47.40'	S 11° 26' 26" E	05° 21' 29"
C44	988.47'	79.67'	39.86'	79.65'	S 13° 40' 25" W	04° 37' 05"



LAKE SHORE DRIVE NORTH



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C45	988.47'	73.53'	36.78'	73.51'	S 09° 14' 01" W	04° 15' 43"
C46	988.47'	73.53'	36.78'	73.51'	S 04° 58' 17" W	04° 15' 43"
C47	988.47'	73.53'	36.78'	73.51'	S 00° 42' 34" W	04° 15' 43"
C48	908.47'	84.93'	42.50'	84.90'	S 04° 30' 34" W	05° 21' 23"
C49	908.47'	84.97'	42.46'	84.84'	S 09° 51' 49" W	05° 21' 08"
C50	908.47'	61.54'	30.78'	61.53'	S 14° 28' 50" W	03° 52' 52"
C51	504.02'	1.73'	0.87'	1.73'	S 13° 12' 51" W	00° 11' 48"
C52	504.02'	73.23'	36.68'	73.17'	S 08° 57' 12" W	08° 19' 30"
C53	504.02'	27.70'	13.85'	27.70'	S 03° 12' 59" W	03° 08' 56"
C54	1075.02'	8.58'	4.29'	8.58'	S 01° 24' 48" W	00° 27' 27"
C76	31.00'	30.45'	16.58'	29.24'	N 45° 26' 28" W	56° 16' 37"
C77	20.00'	39.55'	30.39'	33.41'	S 16° 55' 28" E	113° 18' 34"
C78	51.94'	27.75'	14.22'	27.42'	N 01° 59' 41" W	30° 36' 53"
C81	100.00'	20.00'	10.03'	19.97'	N 70° 41' 04" E	11° 27' 33"
C82	100.00'	102.20'	56.07'	97.81'	N 35° 40' 34" E	58° 33' 27"
C83	100.00'	68.12'	47.15'	85.30'	S 30° 53' 00" E	50° 29' 19"
C115	23.00'	44.16'	32.85'	37.68'	N 37° 12' 02" E	110° 00' 09"
C116	118.00'	11.89'	5.95'	11.88'	S 14° 56' 21" E	05° 43' 24"
C117	23.00'	26.02'	14.60'	24.65'	N 44° 29' 00" W	64° 48' 40"
C118	185.68'	41.26'	20.72'	41.18'	N 83° 15' 17" W	12° 43' 55"
C119	57.00'	86.06'	53.62'	78.11'	S 47° 07' 38" W	86° 30' 15"
C120	91.76'	16.21'	8.13'	16.19'	S 04° 40' 54" E	10° 07' 19"
C121	91.76'	32.44'	16.39'	32.28'	S 19° 52' 19" E	20° 15' 31"
C122	988.47'	7.56'	3.78'	7.56'	S 16° 12' 06" W	00° 26' 18"
C123	50.00'	17.05'	8.61'	16.96'	S 82° 26' 03" W	19° 32' 08"
C124	50.00'	51.78'	28.48'	49.49'	S 43° 00' 06" W	59° 19' 50"
C125	118.47'	38.49'	19.25'	38.49'	S 12° 21' 02" W	01° 58' 18"
C126	118.47'	83.20'	41.62'	83.18'	S 09° 14' 01" W	04° 15' 43"
C127	118.47'	83.20'	41.62'	83.18'	S 04° 58' 17" W	04° 15' 43"
C128	118.47'	83.20'	41.62'	83.18'	S 00° 42' 34" W	04° 15' 43"
C129	118.47'	83.20'	41.62'	83.18'	S 03° 33' 10" E	04° 15' 43"
C130	118.47'	83.20'	41.62'	83.18'	S 07° 48' 53" E	04° 15' 43"
C144	215.62'	55.90'	28.11'	55.74'	N 07° 04' 30" W	14° 51' 11"
C146	313.83'	65.41'	32.83'	65.30'	N 07° 53' 09" E	11° 56' 34"
C147	215.62'	38.41'	19.26'	38.36'	N 19° 36' 18" W	10° 12' 28"
C148	212.16'	29.07'	14.56'	29.05'	S 20° 46' 59" E	07° 51' 05"
C149	212.16'	56.47'	28.40'	56.31'	S 09° 13' 54" E	15° 15' 05"
C150	141.46'	39.67'	19.97'	39.54'	S 06° 25' 42" W	16° 04' 07"
C151	141.46'	37.52'	18.87'	37.41'	S 22° 03' 38" W	15° 11' 44"
C152	146.31'	68.40'	34.84'	67.78'	N 16° 15' 57" E	26° 47' 05"
C153	50.00'	51.33'	28.18'	49.10'	S 17° 32' 40" E	58° 48' 55"
C154	50.00'	44.29'	23.72'	42.86'	S 37° 14' 24" W	50° 45' 14"
C155	50.00'	44.29'	23.72'	42.86'	S 87° 59' 38" W	50° 45' 14"
C163	433.83'	45.97'	23.00'	45.94'	N 11° 27' 20" W	08° 04' 15"
C172	120.00'	58.57'	29.88'	57.99'	N 25° 44' 55" E	27° 57' 48"
C173	25.00'	34.30'	20.47'	31.67'	S 51° 04' 23" W	78° 36' 44"
C174	59.00'	92.68'	59.00'	83.44'	N 44° 37' 15" W	90° 00' 00"
C175	146.31'	6.37'	3.19'	6.37'	N 01° 37' 35" E	02° 29' 40"
C206	433.83'	94.46'	47.42'	94.27'	N 08° 35' 04" E	12° 28' 31"
C208	433.83'	81.53'	40.88'	81.41'	N 03° 02' 12" W	10° 46' 02"
C209	30.00'	12.17'	6.17'	12.08'	N 35° 20' 01" W	23° 14' 13"
C210	30.00'	4.83'	2.42'	4.82'	N 19° 08' 11" W	09° 13' 27"
C211	215.62'	5.88'	2.94'	5.88'	N 01° 07' 59" E	01° 33' 46"
C213	100.00'	57.52'	29.58'	56.73'	S 39° 38' 57" E	32° 57' 26"
C223	57.00'	44.27'	23.32'	43.16'	S 26° 07' 24" W	44° 29' 48"
C224	30.00'	43.97'	27.00'	40.14'	S 48° 23' 18" W	83° 58' 54"
C225	30.00'	43.97'	27.00'	40.14'	N 47° 37' 48" W	83° 58' 54"



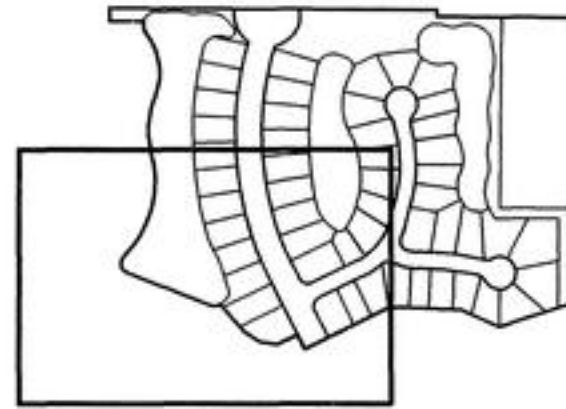
LAKEWAY ~ At ~

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

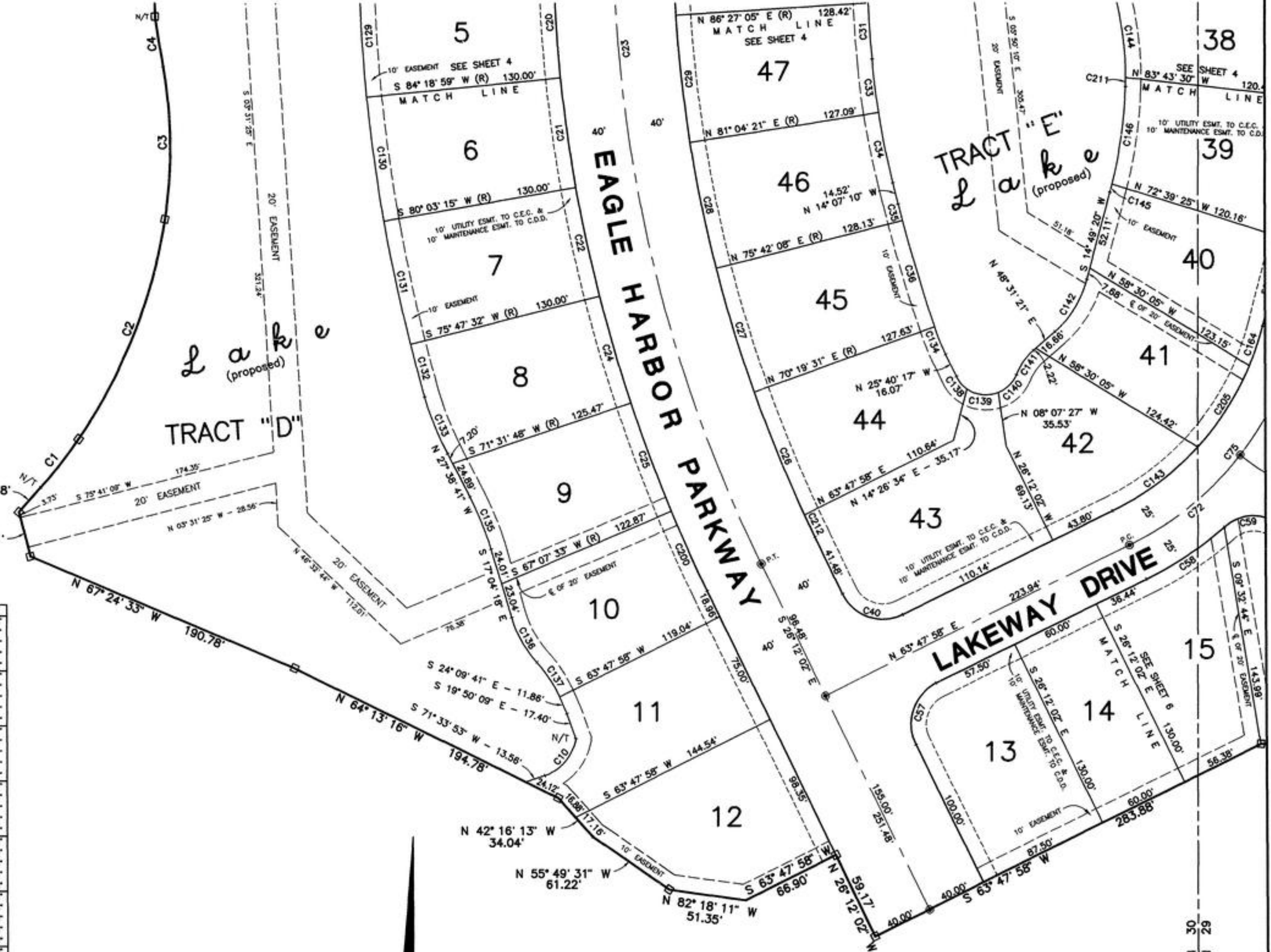


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SHEET 5 OF 7 SHEETS

"TYPE 1 SUBDIVISION"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	312.87'	40.90'	20.48'	40.87'	N 38° 34' 45" E	07° 29' 25"
C2	346.53'	157.64'	80.21'	156.28'	N 21° 48' 08" E	26° 03' 52"
C3	311.00'	101.77'	51.34'	101.32'	N 00° 36' 18" W	18° 44' 57"
C4	1398.60'	33.89'	16.94'	33.89'	S 09° 17' 08" E	01° 23' 18"
C10	31.00'	33.37'	18.51'	31.79'	N 40° 43' 22" E	61° 41' 02"
C20	988.47'	73.53'	36.78'	73.51'	S 03° 33' 10" E	04° 15' 43"
C21	988.47'	73.53'	36.78'	73.51'	S 07° 48' 53" E	04° 15' 43"
C22	988.47'	73.53'	36.78'	73.51'	S 12° 04' 37" E	04° 15' 43"
C23	948.47'	705.56'	370.00'	689.40'	S 04° 53' 23" E	42° 37' 18"
C24	988.47'	73.53'	36.78'	73.51'	S 16° 20' 20" E	04° 15' 43"
C25	988.47'	75.98'	38.01'	75.96'	S 20° 40' 19" E	04° 24' 15"
C26	908.47'	87.45'	43.76'	87.42'	S 22° 25' 57" E	05° 30' 56"
C27	908.47'	85.26'	42.66'	85.23'	S 16° 59' 10" E	05° 22' 37"
C28	908.47'	85.15'	42.60'	85.12'	S 11° 36' 46" E	05° 22' 12"
C29	908.47'	85.29'	42.68'	85.26'	S 06° 14' 17" E	05° 22' 45"
C31	1075.02'	37.54'	18.77'	37.54'	S 03° 43' 07" E	02° 00' 03"
C33	507.06'	35.77'	17.89'	35.77'	S 06° 44' 25" E	04° 02' 33"
C34	507.06'	47.42'	23.73'	47.40'	S 11° 26' 26" E	05° 21' 29"
C35	1108.38'	11.26'	5.63'	11.26'	S 14° 24' 38" E	00° 34' 56"
C36	1108.38'	73.24'	36.64'	73.23'	S 18° 35' 42" E	03° 47' 11"
C40	30.00'	47.12'	30.00'	42.43'	S 71° 12' 02" E	90° 00' 00"
C57	30.00'	47.12'	30.00'	42.43'	S 18° 47' 58" W	90° 00' 00"
C58	239.51'	61.90'	31.12'	61.72'	N 56° 23' 45" E	14° 48' 25"
C59	30.00'	34.89'	19.72'	32.95'	S 82° 18' 19" W	66° 37' 33"
C72	214.51'	94.92'	48.25'	94.15'	N 51° 07' 21" E	25° 21' 13"
C75	214.51'	183.36'	97.71'	177.83'	N 39° 18' 39" E	48° 58' 38"
C129	1118.47'	83.20'	41.62'	83.18'	S 03° 33' 10" E	04° 15' 43"
C130	1118.47'	83.20'	41.62'	83.18'	S 07° 48' 53" E	04° 15' 43"
C131	1118.47'	83.20'	41.62'	83.18'	S 12° 04' 37" E	04° 15' 43"
C132	1118.47'	35.70'	17.85'	35.70'	S 15° 07' 20" E	01° 49' 44"
C133	200.00'	40.52'	20.33'	40.45'	S 21° 50' 27" E	11° 36' 29"
C134	156.78'	19.66'	9.84'	19.64'	S 22° 04' 47" E	07° 11' 00"
C135	200.00'	36.91'	18.51'	36.86'	N 22° 21' 30" W	10° 34' 24"
C136	75.94'	34.00'	17.29'	33.72'	S 29° 53' 54" E	25° 39' 11"
C137	84.55'	27.39'	13.82'	27.27'	N 33° 26' 35" W	18° 33' 48"
C138	21.52'	10.81'	5.52'	10.70'	S 40° 03' 41" E	28° 46' 48"
C139	21.52'	21.71'	11.88'	20.80'	S 83° 20' 53" E	57° 47' 37"
C140	21.52'	17.04'	8.99'	16.59'	N 45° 04' 40" E	45° 21' 16"
C141	43.14'	19.67'	10.01'	19.50'	S 35° 27' 41" W	26° 07' 19"
C142	69.51'	40.88'	21.05'	40.30'	N 31° 40' 20" E	33° 42' 01"
C143	189.51'	70.33'	35.58'	69.93'	N 53° 10' 01" E	21° 15' 53"
C144	215.62'	55.90'	28.11'	55.74'	N 07° 04' 30" W	14° 51' 11"
C145	313.83'	5.29'	2.64'	5.29'	N 14° 20' 23" E	00° 57' 54"
C146	313.83'	65.41'	32.83'	65.30'	N 07° 53' 09" E	11° 56' 34"
C164	189.51'	27.76'	13.90'	27.73'	N 19° 01' 04" E	08° 23' 29"
C200	988.47'	57.39'	28.70'	57.38'	S 24° 32' 15" E	03° 19' 35"
C205	189.51'	63.91'	32.26'	63.60'	N 32° 52' 27" E	19° 19' 16"
C211	215.62'	5.88'	2.94'	5.88'	N 01° 07' 59" E	01° 33' 46"
C212	908.47'	16.02'	8.01'	16.02'	S 25° 41' 44" E	01° 00' 37"



GRAPHIC SCALE



(IN FEET)
1 inch = 50 feet



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

VIEW: SH2
CADD: 24969

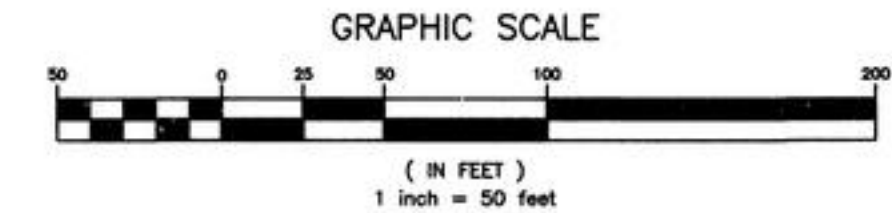
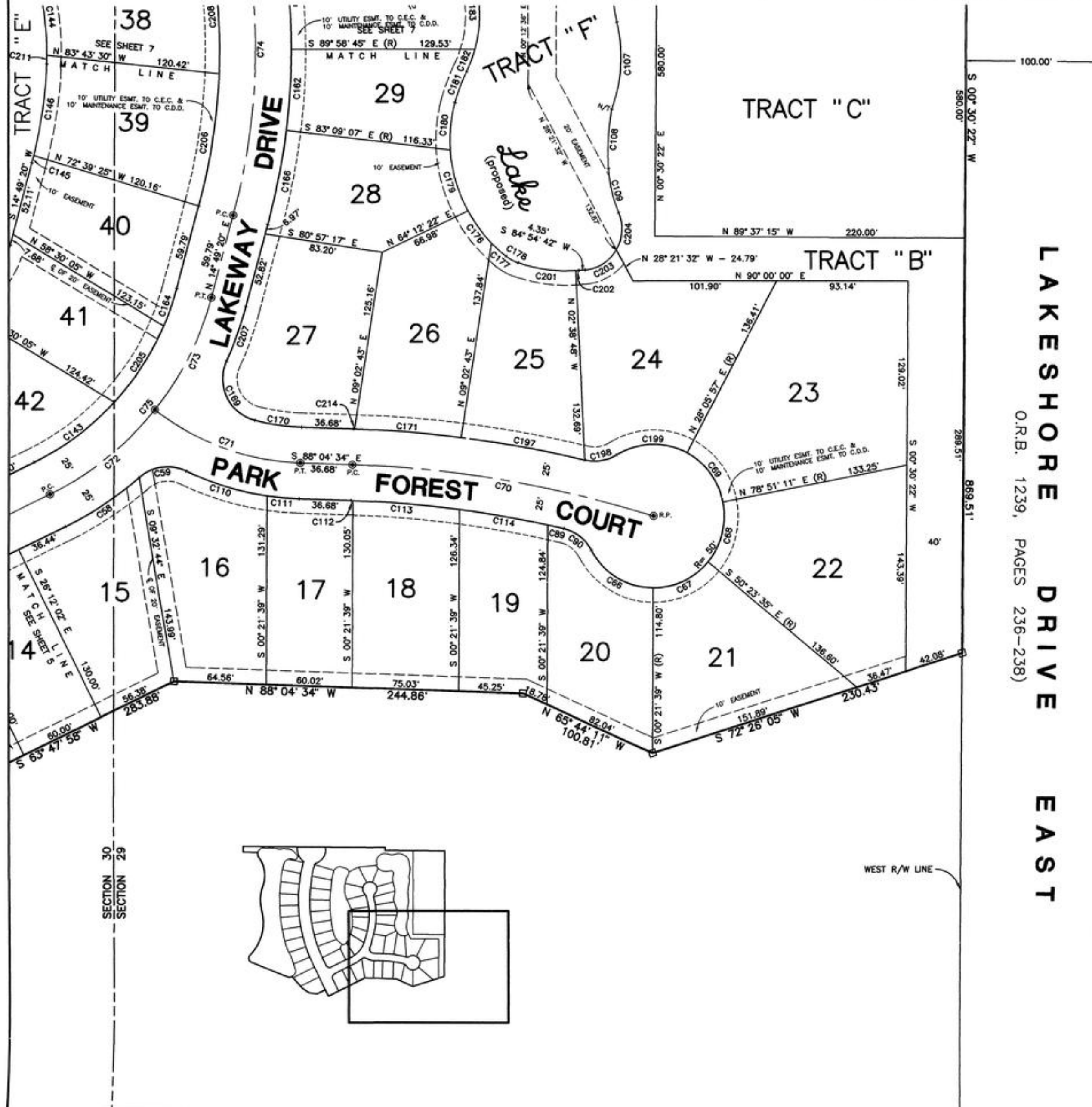
LAKEWAY ~ At ~

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



PLAT BOOK 29 PAGE 62
SHEET 6 OF 7 SHEETS

"TYPE 1 SUBDIVISION"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C58	239.51'	61.90'	31.12'	61.72'	N 56° 23' 45" E	14° 48' 25"
C59	30.00'	34.89'	19.72'	32.95'	S 82° 18' 19" W	66° 37' 33"
C66	50.00'	53.47'	29.61'	50.96'	S 59° 00' 07" E	61° 16' 28"
C67	50.00'	44.29'	23.72'	42.86'	N 64° 59' 02" E	50° 45' 14"
C68	50.00'	44.29'	23.72'	42.86'	N 14° 13' 48" E	50° 45' 14"
C69	50.00'	44.29'	23.72'	42.86'	N 36° 31' 26" W	50° 45' 14"
C70	814.26'	216.36'	108.82'	215.72'	N 80° 27' 51" W	15° 13' 27"
C71	172.22'	109.78'	56.83'	107.93'	S 69° 48' 55" E	36° 31' 19"
C72	214.51'	94.92'	48.25'	94.15'	N 51° 07' 21" E	25° 21' 13"
C73	214.51'	88.44'	44.86'	87.82'	N 26° 38' 02" E	23° 37' 25"
C74	458.83'	234.74'	120.00'	232.19'	N 00° 09' 56" E	29° 18' 47"
C75	214.51'	183.36'	97.71'	177.83'	N 39° 18' 39" E	48° 58' 38"
C89	789.26'	11.63'	5.81'	11.63'	N 77° 30' 30" W	00° 50' 38"
C90	30.00'	25.51'	13.58'	24.75'	N 52° 43' 32" E	48° 43' 18"
C107	104.00'	62.46'	32.20'	61.52'	N 03° 38' 43" E	34° 24' 33"
C108	172.34'	42.17'	21.19'	42.07'	S 03° 10' 49" W	14° 01' 16"
C109	96.00'	32.00'	16.15'	31.85'	S 13° 22' 45" E	19° 05' 51"
C110	197.22'	59.38'	29.92'	59.16'	S 73° 00' 27" E	17° 15' 05"
C111	197.22'	22.18'	11.10'	22.17'	S 84° 51' 17" E	06° 26' 35"
C112	789.26'	1.24'	0.62'	1.24'	N 88° 01' 52" W	00° 05' 25"
C113	789.26'	75.25'	37.65'	75.22'	N 85° 15' 16" W	05° 27' 45"
C114	789.26'	63.27'	31.65'	63.25'	N 80° 13' 36" W	04° 35' 34"
C143	189.51'	70.33'	35.58'	69.93'	N 53° 10' 01" E	21° 15' 53"
C144	215.62'	55.90'	28.11'	55.74'	N 07° 04' 30" W	14° 51' 11"
C145	313.83'	5.29'	2.64'	5.29'	N 14° 20' 23" E	00° 57' 54"
C146	313.83'	65.41'	32.83'	65.30'	N 07° 53' 09" E	11° 56' 34"
C161	483.83'	72.09'	36.11'	72.02'	N 04° 14' 52" W	08° 32' 13"
C162	483.83'	57.65'	28.86'	57.62'	N 03° 26' 04" E	06° 49' 38"
C164	189.51'	27.76'	13.90'	27.73'	N 19° 01' 04" E	08° 23' 29"
C166	483.83'	67.34'	33.72'	67.28'	N 10° 50' 06" E	07° 58' 27"
C169	30.00'	52.23'	35.60'	45.88'	S 25° 21' 27" E	99° 45' 07"
C170	147.22'	33.00'	16.57'	32.93'	S 81° 39' 17" E	12° 50' 34"
C171	839.26'	75.26'	37.65'	75.23'	N 85° 27' 24" W	05° 08' 16"
C176	104.00'	28.16'	14.17'	28.07'	S 36° 27' 47" E	15° 30' 44"
C177	104.00'	13.65'	6.83'	13.64'	S 47° 58' 42" E	07° 31' 06"
C178	29.00'	9.67'	4.88'	9.63'	S 61° 17' 40" E	19° 06' 50"
C179	104.00'	45.03'	22.87'	44.88'	S 16° 18' 09" E	24° 48' 33"
C180	104.00'	33.84'	17.07'	33.89'	S 05° 25' 26" W	18° 38' 37"
C181	114.91'	23.36'	11.72'	23.32'	S 20° 34' 06" W	11° 38' 43"
C182	89.85'	17.12'	8.59'	17.10'	N 20° 55' 54" E	10° 55' 07"
C183	89.85'	55.98'	28.93'	55.08'	N 02° 22' 33" W	35° 41' 48"
C197	839.26'	89.04'	44.56'	89.00'	N 79° 50' 55" W	06° 04' 43"
C198	30.00'	23.36'	12.31'	22.78'	N 80° 52' 48" E	44° 37' 16"
C199	50.00'	51.95'	28.59'	49.64'	S 88° 20' 04" W	59° 31' 47"
C201	104.00'	41.88'	21.23'	41.59'	S 82° 23' 13" E	23° 04' 14"
C202	104.00'	2.12'	1.06'	2.12'	N 85° 29' 41" E	01° 09' 58"
C203	29.00'	27.46'	14.86'	26.45'	N 57° 46' 49" E	54° 15' 45"
C204	29.00'	27.12'	14.64'	26.14'	N 03° 51' 38" E	53° 34' 37"
C205	189.51'	63.91'	32.26'	63.60'	N 32° 52' 27" E	19° 19' 16"
C206	433.83'	94.46'	47.42'	94.27'	N 06° 35' 04" E	12° 28' 31"
C207	239.51'	40.53'	20.31'	40.48'	N 19° 40' 13" E	09° 41' 47"
C208	433.83'	81.53'	40.88'	81.41'	N 03° 02' 12" W	10° 46' 02"
C211	215.62'	5.88'	2.94'	5.88'	N 01° 07' 59" E	01° 33' 46"
C214	839.26'	0.74'	0.37'	0.74'	N 88° 03' 03" W	00° 03' 02"



VIEW: SH3
CADD: 24969

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ORANGE PARK, FLORIDA

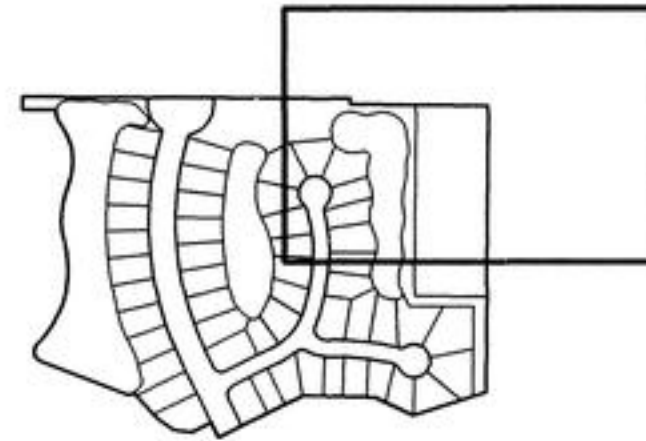
LAKEWAY ~ At ~

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

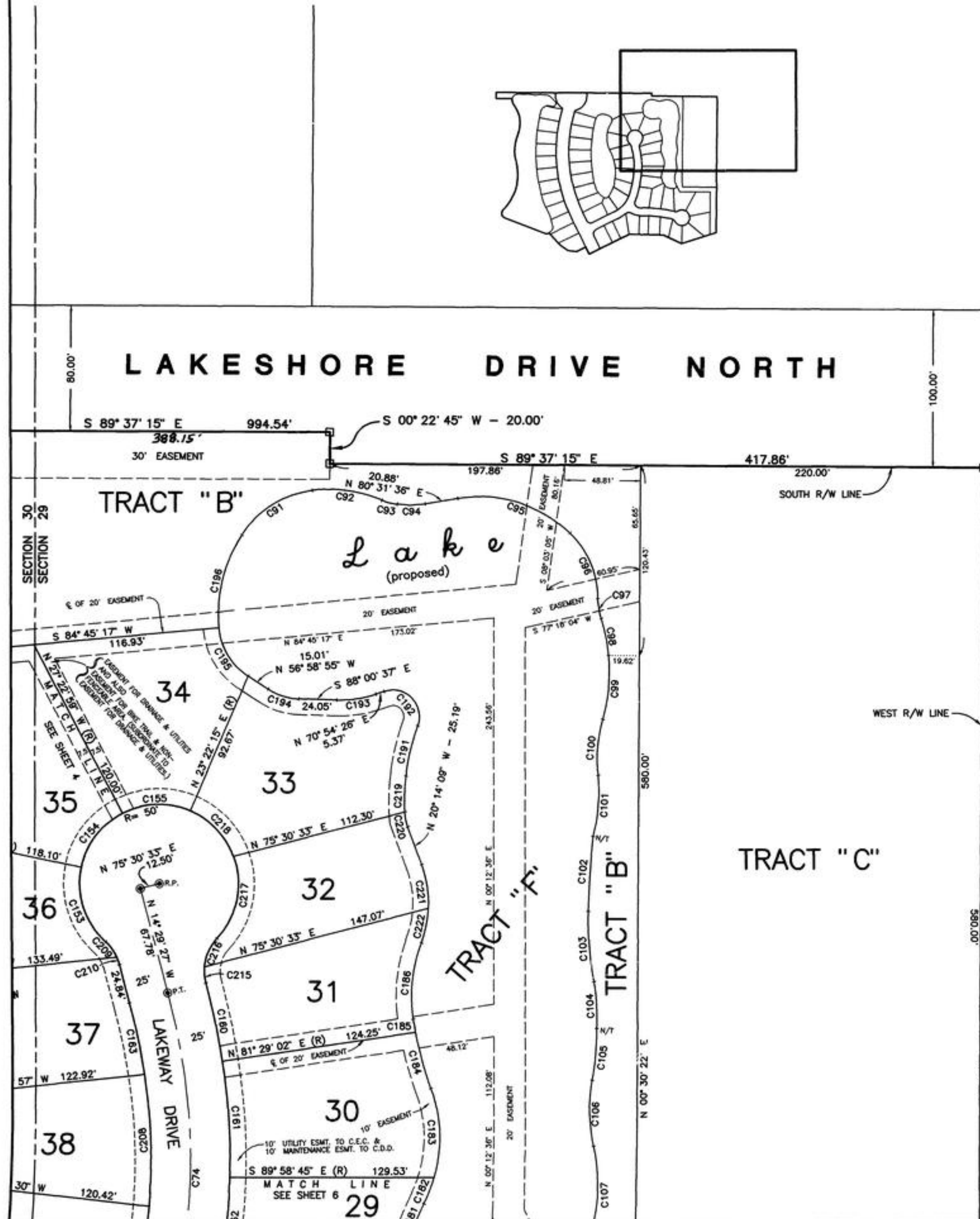


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SHEET 7 OF 7 SHEETS

"TYPE 1 SUBDIVISION"

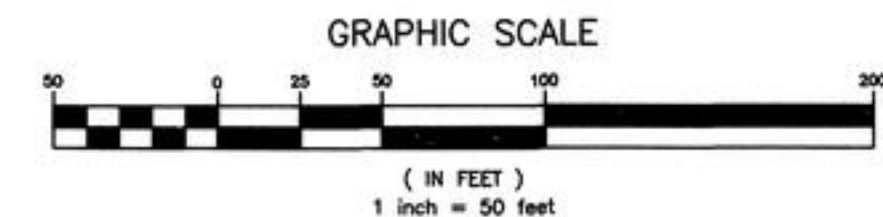


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C74	458.83	234.74	120.00	232.19	N 00° 09' 56" E	29° 18' 47"
C91	62.00	54.91	29.40	53.13	S 57° 49' 25" W	50° 44' 37"
C92	87.00	45.16	23.10	44.65	N 81° 56' 07" W	29° 44' 19"
C93	38.00	9.98	5.02	9.95	S 74° 35' 30" E	15° 03' 04"
C94	59.55	18.04	9.09	17.97	N 89° 12' 17" E	17° 21' 22"
C95	83.00	77.20	41.64	74.44	N 72° 49' 44" W	53° 17' 21"
C96	58.00	46.41	24.53	45.18	N 23° 15' 40" W	45° 50' 47"
C97	42.00	12.93	6.51	12.88	S 09° 09' 19" E	17° 38' 05"
C98	108.00	23.79	11.95	23.75	N 11° 39' 40" W	12° 37' 23"
C99	108.00	40.93	20.72	40.69	N 05° 30' 31" E	21° 42' 57"
C100	92.00	35.60	18.03	35.38	S 05° 16' 48" W	22° 10' 23"
C101	104.00	38.95	19.70	38.72	N 04° 55' 19" E	21° 27' 24"
C102	675.22	47.25	23.64	47.24	S 04° 00' 02" W	04° 00' 35"
C103	196.00	44.53	22.36	44.44	S 04° 30' 49" E	13° 01' 07"
C104	104.00	29.41	14.80	29.31	N 02° 55' 18" W	16° 12' 09"
C105	156.33	32.76	16.44	32.70	N 05° 10' 47" E	12° 00' 18"
C106	96.00	41.45	21.06	41.13	S 01° 11' 19" E	24° 44' 29"
C107	104.00	62.46	32.20	61.52	N 03° 38' 43" E	34° 24' 33"
C153	50.00	51.33	28.18	49.10	S 17° 32' 40" E	58° 48' 55"
C154	50.00	44.29	23.72	42.88	S 37° 14' 24" W	50° 45' 14"
C155	50.00	44.29	23.72	42.88	S 87° 59' 38" W	50° 45' 14"
C160	483.83	50.45	25.25	50.43	N 11° 30' 13" W	05° 58' 29"
C161	483.83	72.09	36.11	72.02	N 04° 14' 52" W	08° 32' 13"
C163	433.83	45.97	23.00	45.94	N 11° 27' 20" W	06° 04' 15"
C181	114.91	23.36	11.72	23.32	S 20° 34' 06" W	11° 38' 43"
C182	89.85	17.12	8.59	17.10	N 20° 55' 54" E	10° 55' 07"
C183	89.85	55.98	28.93	55.08	N 02° 22' 33" W	35° 41' 48"
C184	216.84	36.59	18.34	36.55	S 15° 23' 23" E	09° 40' 09"
C185	216.84	8.35	4.17	8.34	S 09° 27' 09" E	02° 12' 18"
C186	95.07	48.89	25.00	48.36	S 06° 23' 00" W	29° 28' 00"
C191	145.65	32.68	16.41	32.61	S 13° 36' 09" W	12° 51' 25"
C192	17.00	38.31	35.74	30.70	N 44° 31' 52" W	129° 07' 25"
C193	69.06	25.41	12.85	25.27	N 81° 26' 54" E	21° 04' 57"
C194	38.05	20.61	10.56	20.36	S 72° 29' 46" E	31° 01' 42"
C195	40.61	37.01	19.90	35.74	S 30° 52' 28" E	52° 12' 57"
C196	94.76	61.55	31.91	60.48	S 13° 50' 35" W	37° 13' 05"
C208	433.83	81.53	40.88	81.41	N 03° 02' 12" W	10° 46' 02"
C209	30.00	12.17	6.17	12.08	N 35° 20' 01" W	23° 14' 13"
C210	30.00	4.83	2.42	4.82	N 19° 06' 11" W	09° 13' 27"
C215	30.00	10.20	5.15	10.15	S 04° 45' 18" E	19° 28' 18"
C216	30.00	20.13	10.46	19.75	S 24° 12' 00" W	38° 26' 20"
C217	50.00	55.27	30.84	52.50	N 11° 45' 15" E	63° 19' 49"
C218	50.00	40.77	21.59	39.65	N 43° 16' 12" W	46° 43' 06"
C219	127.04	22.67	11.37	22.64	S 02° 03' 41" W	10° 13' 33"
C220	32.19	9.66	4.86	9.62	S 11° 38' 37" E	17° 11' 04"
C221	69.80	28.16	14.28	27.97	N 08° 40' 41" W	23° 06' 57"
C222	69.80	22.22	11.20	22.12	N 11° 59' 54" E	18° 14' 12"



LAKE SHORE DRIVE EAST
(O.R.B. 1239, PAGES 236-238)

SOUTH SHORE DRIVE



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VIEW: SH4
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