

PINE EAGLE ESTATES

PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 49 PAGE 24

SHEET 1 OF 6

CAPTION

A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. S-15-A (ALSO KNOWN AS BALD EAGLE ROAD, A 100 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST AND RUN NORTH 00° 25' 10" WEST, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 00° 25' 10" WEST ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1,026.88 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 89° 27' 21" EAST, ALONG LAST SAID NORTHERLY LINE (ALSO BEING THE SOUTHERLY LINE OF PETERS CREEK AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 18, PAGES 60 THROUGH 64), AND ALONG THE SOUTHERLY LINE OF PETERS CREEK UNIT 2, AS RECORDED IN PLAT BOOK 19, PAGES 46 THROUGH 49, SAID PUBLIC RECORDS), A DISTANCE OF 1,534.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PINE AVENUE (COUNTY ROAD C-15-A, A 75 FOOT RIGHT OF WAY), THENCE SOUTH 00° 48' 07" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 127.00 FEET; THENCE SOUTH 89° 28' 22" WEST, A DISTANCE OF 796.57 FEET; THENCE SOUTH 67° 37' 22" WEST, A DISTANCE OF 134.53 FEET; THENCE SOUTH 00° 41' 05" EAST, A DISTANCE OF 324.07 FEET; THENCE SOUTH 78° 09' 00" EAST, A DISTANCE OF 163.91 FEET TO A POINT ON THE WESTERLY LINE OF LANDS RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 507, PAGE 365; THENCE SOUTH 00° 41' 05" EAST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 169.78 FEET; THENCE SOUTH 89° 25' 48" WEST, A DISTANCE OF 244.15 FEET; THENCE SOUTH 01° 29' 11" EAST, A DISTANCE OF 285.83 FEET; THENCE SOUTH 43° 58' 35" WEST, A DISTANCE OF 49.10 FEET; THENCE SOUTH 89° 26' 20" WEST, A DISTANCE OF 502.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN ±17.33 ACRES.

COUNTY DEPARTMENT OF ZONING APPROVAL

APPROVED THIS 22 DAY OF November, 2005.

Cheryl Miller
DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 28th DAY OF Nov., A.D., 2005 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Ken Ch...
CHAIRMAN

Robert J. O'Connell
CLERK OF THE BOARD

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 49, PAGES 24 THROUGH 29, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 30th DAY OF November, 2005.

James B. Jeter
CLERK OF THE CIRCUIT COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

APPROVED THIS 28th DAY OF NOVEMBER, 2005.

C. C. ...
DIRECTOR, DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL

APPROVED THIS 28th DAY OF September, 2005.

...
DIRECTOR, DEPARTMENT OF PLANNING

SURVEYOR'S CERTIFICATE OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081 (1), FLORIDA STATUTES (1999), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 19th DAY OF September, 2005.

SIGNED: B. L. Feltman FLORIDA REGISTRATION NO. 4827
PRINT NAME: B. L. Feltman PRINT ADDRESS: 90 RIVER ROAD
ORANGE PARK FL 32073

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 19th DAY OF SEPTEMBER A.D., 2005.

RICHARD P. CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396 2623

BY: Joe A. Hill, Jr.
JOSE A. HILL, JR.
REGISTERED LAND SURVEYOR
NO. 4487, STATE OF FLORIDA



TYPE II SUBDIVISION 'PUD' ZONING

OWNER
PINE EAGLE ESTATES, INC.
1361 13TH AVENUE SOUTH
SUITE 245
JACKSONVILLE BEACH, FLORIDA, 32250

ENGINEER
GREENHORN & O'MARA, INC.
4417 BEACH BOULEVARD
SUITE 101
JACKSONVILLE, FLORIDA, 32207

LAND USE (PLANNED COMMUNITY)

ZONING: PUD
AREA: 17.33 ACRES
TOTAL LOTS: 37
MINIMUM LOT SIZE: 8050 SQUARE FEET
ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

PINE EAGLE ESTATES

PLAT BOOK 49 PAGE 25

PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

SHEET 2 OF 6
TYPE II SUBDIVISION

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PINE EAGLES ESTATES, INC., A FLORIDA CORPORATION, HEREINAFTER REFERRED TO AS "THE OWNER" IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS PINE EAGLE ESTATES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT BRANCH BANKING AND TRUST COMPANY IS THE HOLDER OF RECORD OF THE MORTGAGE ON SAID LANDS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF CLAY, STATE OF FLORIDA, OR TO THE PUBLIC. ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS DRIVES, COURTS, RIGHTS-OF-WAY, TRACTS AND EASEMENTS, EXCEPT C.E.C. AND C.C.U.A. EASEMENTS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF "THE OWNER", ITS SUCCESSORS, OR ASSIGNS.

EASEMENT FOR STORMWATER CONVEYANCE AND EMERGENCY ACCESS OVER TRACT "D"—DRAINAGE IS HEREBY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

THE ROADS, STREETS, DRAINAGE, OR OTHER COMMON FACILITIES OF THIS SUBDIVISION ARE NOT INTENDED FOR PUBLIC USE AND THE BOARD OF COUNTY COMMISSIONERS EXPRESSLY REJECTS ANY ROAD, STREET, OR OTHER COMMON FACILITY FOR MAINTENANCE BY CLAY COUNTY.

NO GOVERNMENTAL AGENCY, INCLUDING THE GOVERNMENT OF CLAY COUNTY, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENTS OF ANY PRIVATE DRIVE, ROAD, STREET, EASEMENT, OR RIGHT OF WAY PROVIDING INGRESS OR EGRESS TO THE PROPERTY, HEREIN CONVEYED NOR SHALL SAID GOVERNMENT BE RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENTS OF ANY DRAINAGE OR STORMWATER MANAGEMENT FACILITY.

NONE OF THE FORGOING SHALL PROHIBIT CLAY COUNTY, IF A NEIGHBORHOOD OR LOCALE SO REQUESTS, FROM ESTABLISHING A MUNICIPAL SERVICE TAXING DISTRICT OR MUNICIPAL SERVICE BENEFIT DISTRICT WITHIN TYPE II SUBDIVISION FOR THE FURNISHING ROADS, STREETS, OR OTHER BENEFITS. NOR SHALL ANY OF THE FORGOING PROHIBIT THE ACCEPTANCE FOR MAINTENANCE OF ROADS OR COMMON FACILITIES BY THE COUNTY COMMISSION IF, AFTER ANY FILING OF ANY PLAT THE FACILITIES TO BE ACCEPTED BY THE BOARD FOR MAINTENANCE ARE UPGRADED TO COUNTY ACCEPTANCE STANDARDS BY CONTRIBUTION OF THE LOCAL DEVELOPER OR HOMEOWNERS OR BY ESTABLISHMENT OF MUNICIPAL SERVICE BENEFIT DISTRICT.

"THE OWNER" DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY "THE OWNER", TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS "THE OWNER" MAY FROM TIME TO TIME DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. REGARDLESS OF THE PRECEDING PROVISION, "THE OWNER" HEREBY RESERVES AND SHALL HAVE THE UNRESTRICTED

AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, WHO IN THE OPINION OF "THE OWNER" MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON. "THE OWNER" HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OR ANY MUNICIPALITY OR OTHER GOVERNMENTAL BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS SHOWN HEREON, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS DRIVES, COURTS, RIGHTS-OF-WAY, TRACTS, AND EASEMENTS, EXCEPT C.E.C. AND C.C.U.A. EASEMENTS.

UTILITY EASEMENTS ARE DEDICATED TO THE CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS. EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SANITARY SEWER SYSTEMS WITHIN THE PRIVATE ROADWAYS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

C.E.C. EASEMENTS ARE DEDICATED TO THE CLAY ELECTRIC COOPERATIVE, INC., AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. EASEMENTS FOR SERVICE AND MAINTENANCE OF THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM WITHIN THE PRIVATE ROADWAYS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CLAY ELECTRIC COOPERATIVE, INC.

IN WITNESS WHEREOF, PINE EAGLE ESTATES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL, AFFIXED THIS 21st DAY OF November A.D., 2005.

Debra G. Cain
WITNESS

Debra G. Cain
PRINT NAME

PINE EAGLE ESTATES, INC.
A FLORIDA CORPORATION

Ronald J. Leinwohl
BY: RONALD J. LEINWOHL
ITS PRESIDENT

John R. Lamb
WITNESS

JOHN R. LAMB
PRINT NAME

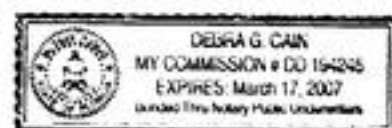
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November A.D., 2005, BY RONALD J. LEINWOHL, AS PRESIDENT OF PINE EAGLE ESTATES, INC., A FLORIDA CORPORATION ON BEHALF OF SAID CORPORATION HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Debra G. Cain
(SIGN)

Debra G. Cain
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____



DEDICATION FOR MORTGAGE

BRANCH BANKING AND TRUST COMPANY OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2395, PAGE 1641 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IT IN ITS DEDICATION.

IN WITNESS WHEREOF, BRANCH BANKING AND TRUST COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL THIS 21 DAY OF November A.D., 2005.

BY: BRANCH BANKING AND TRUST COMPANY

Debra G. Cain
WITNESS

Debra G. Cain
PRINT NAME

John R. Lamb
BY: JOHN R. LAMB
ITS VICE PRESIDENT

Ronald J. Leinwohl
WITNESS

RONALD J. LEINWOHL
PRINT NAME

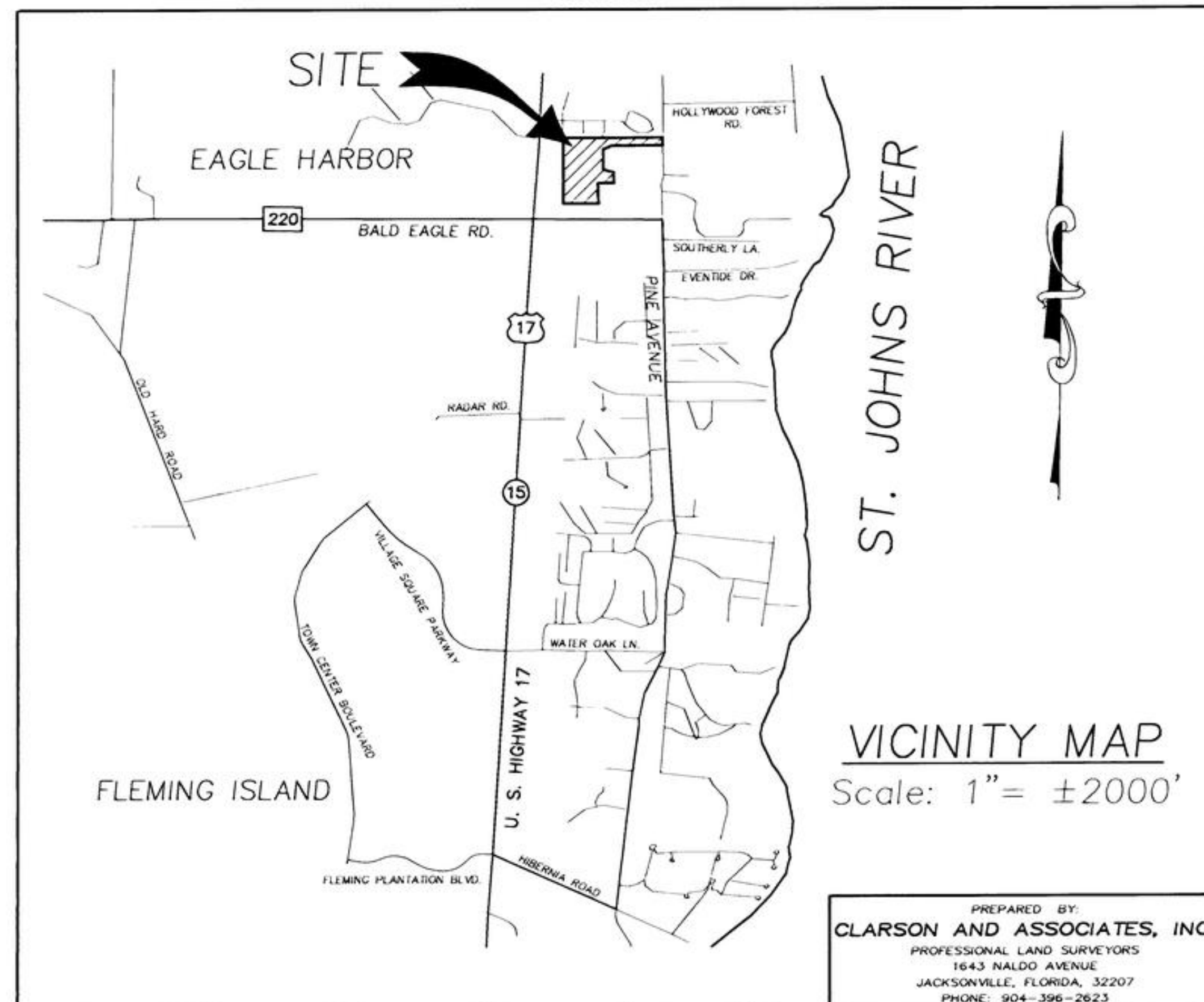
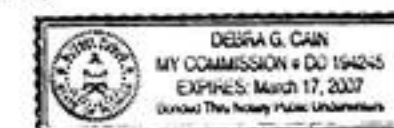
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November A.D., 2005, BY JOHN R. LAMB VICE PRESIDENT OF BRANCH BANKING AND TRUST COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Debra G. Cain
(SIGN)

Debra G. Cain
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____



PINE EAGLE ESTATES

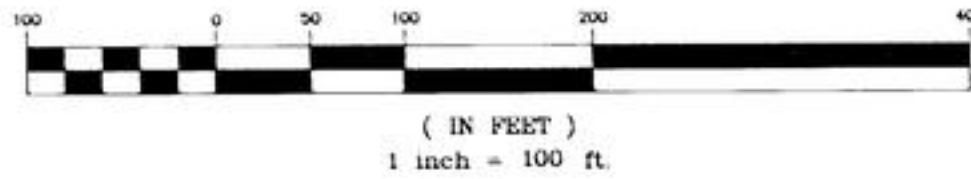
PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 49 PAGE 26

SHEET 3 OF 6

TYPE II SUBDIVISION

GRAPHIC SCALE



COUNTY ROAD NO. C-15A
PINE AVENUE (75' R/W)

TRACT "F"

PINE EAGLE DRIVE

TRACT "A"

TALON COURT

PINE EAGLE DRIVE

SHEET 6

TRACT "E"

TRACT "B"

TRACT "C"

TRACT "D"

FLOOD ZONE "X"

FLOOD ZONE "A"

LEGEND:	
□	SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (L.B. 1/04)
⊙	PERMANENT CONTROL POINT (L.B. 1/04)
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
POC	POINT ON CURVE
CCUA	CLAY COUNTY UTILITY AUTHORITY
C.E.C.	CLAY ELECTRIC COOPERATIVE
RP	RADIUS POINT
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
(K)	RADIAL LINE

NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
2. BEARING REFERENCE: N00°25'10"W FOR THE WEST LINE OF GOVERNMENT LOT 2, PER DEED RECORDED IN O.R. 507, PAGE 673.
3. THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONES "X" & "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120064-01550, DATED NOVEMBER 4, 1992.
4. C.E.C. DENOTES CLAY ELECTRIC COOPERATIVE.
5. C.C.U.A. DENOTES CLAY COUNTY UTILITY AUTHORITY.
6. MINIMUM BUILDING RESTRICTION LINES: FRONT=20', SIDE=7.5', REAR=10'.
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. 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.

9. WHERE A CLAY ELECTRIC EASEMENT CROSSES AN EASEMENT OR RIGHT OF WAY GRANTED TO THE 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.

10. 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'S FACILITIES.

11. ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, 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.

12. ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.), ITS SUCCESSORS AND ASSIGNS.

TYPE II SUBDIVISION "PUD" ZONING:

OWNER
PINE EAGLE ESTATES, INC.
1361 13TH AVENUE SOUTH
SUITE 240
JACKSONVILLE BEACH, FLORIDA, 32250

ENGINEER
GRIFFIN & O'MARA, INC.
4417 BEACH BOULEVARD
SUITE 101
JACKSONVILLE, FLORIDA, 32207

LAND USE (PLANNED COMMUNITY):

ZONING: PUD
AREA: 17.33 ACRES
TOTAL LOTS: 37
MINIMUM LOT SIZE: 8050 SQUARE FEET
ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

PINE EAGLE ESTATES

PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **49** PAGE **27**

SEE SHEET 3 FOR LEGEND AND GENERAL NOTES

SHEET 4 OF 6

TYPE II SUBDIVISION

SEE SHEET 6 OF 6

O.R. 676, PAGE 506 &
O.R. 824, PAGE 100
(PARCEL 1)



UNPLATTED PART OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST
OWNER: EAGLE HARBOR AT FLEMING ISLAND
ZONED: PUD

N00°25'10"W 1026.88'

PINE EAGLE DRIVE
(60' PRIVATE R/W)

TRACT "C" - STORMWATER
MANAGEMENT FACILITY &
PRIVATE DRAINAGE EASEMENT

TRACT "B" - WETLAND
PRESERVATION AREA

TRACT "D" - DRAINAGE

TRACT "D" - DRAINAGE

S89°26'20"W 502.92'

ZONED: RB

OWNER: DAVID HILL

UNPLATTED PART OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST

POINT-OF-BEGINNING

POINT-OF-REFERENCE

BALD EAGLE ROAD (100' R/W)
(STATE ROAD NO. S-15-A)

NORTHERLY R/W LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C25	2.08'	50.00'	S01°36'44"E	2.08'	2°23'07"	1.04'
C26	45.08'	50.00'	S28°37'54"E	43.57'	51°39'13"	24.20'
C27	52.67'	50.00'	S84°38'13"E	50.27'	60°21'22"	29.08'
C28	54.69'	50.00'	N33°51'01"E	52.00'	62°40'05"	30.44'
C29	54.92'	50.00'	N28°57'06"W	52.20'	62°56'08"	30.60'
C30	31.42'	30.00'	S30°25'10"E	30.00'	60°00'00"	17.32'
C35	47.92'	50.00'	S39°44'50"E	46.11'	54°54'47"	25.98'
C36	52.35'	50.00'	N82°48'06"E	49.99'	59°59'22"	28.86'
C37	42.98'	50.00'	N28°10'49"E	41.67'	49°15'10"	22.92'
C48	151.11'	161.00'	N26°12'11"E	145.62'	53°46'32"	81.64'
C49	65.30'	161.00'	N64°42'36"E	64.85'	23°14'19"	33.11'
C50	228.30'	201.00'	N34°22'42"E	216.23'	65°04'44"	128.25'

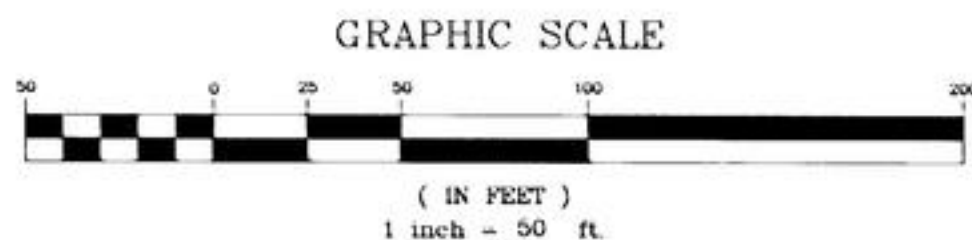
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

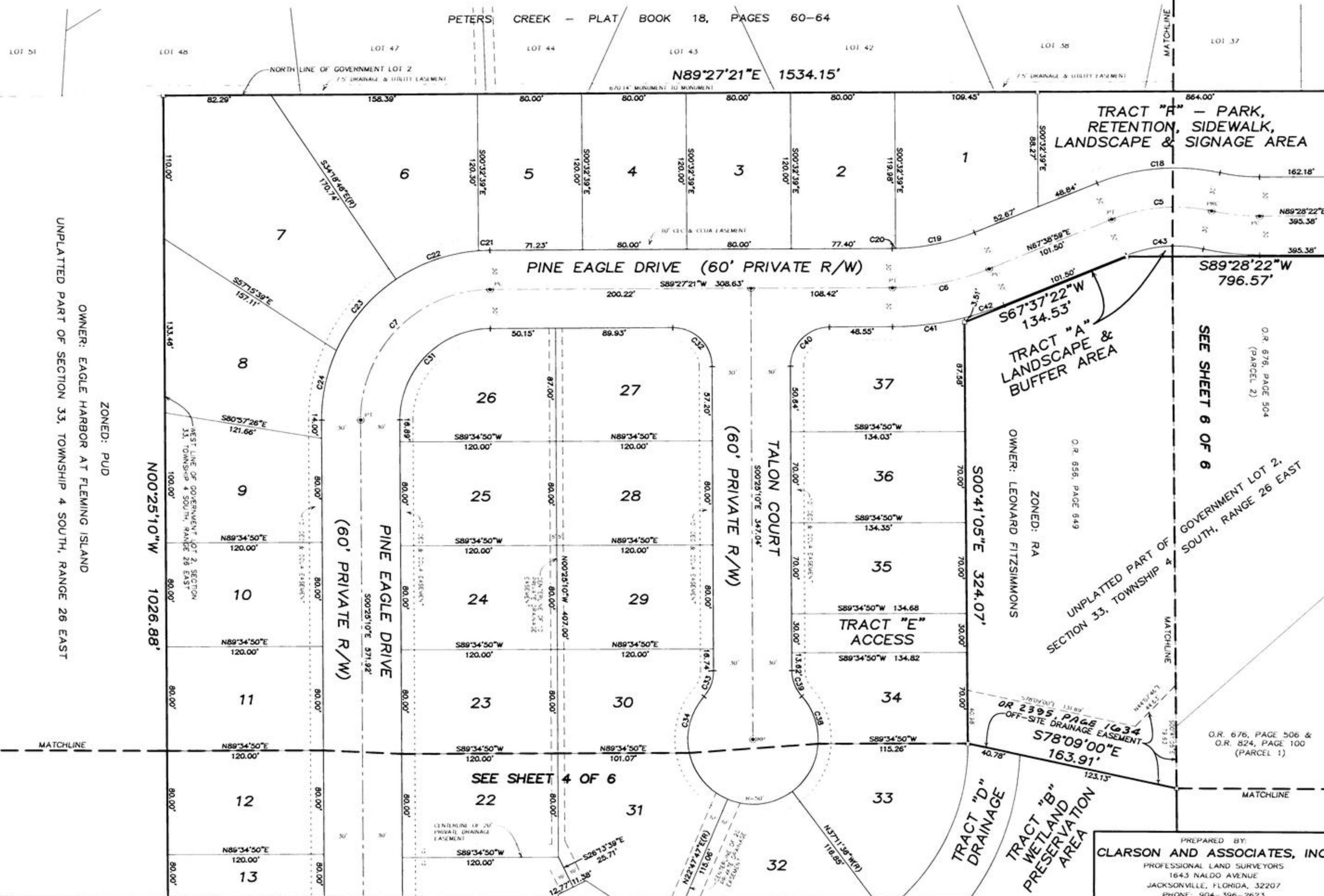
SEE SHEET 3 FOR LEGEND AND GENERAL NOTES

SHEET 5 OF 6

TYPE II SUBDIVISION



CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT	CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C5	77.24'	150.00'	S84°48'11"W	76.68'	34°18'24"	40.15'	C31	109.80'	70.00'	S44°31'08"W	98.99'	89°52'31"	69.85'
C6	76.12'	200.00'	N79°33'10"E	75.66'	2°148'22"	38.53'	C32	47.19'	50.00'	N45°28'55"W	42.47'	90°07'29"	30.07'
C7	156.66'	100.00'	S44°31'06"W	141.27'	89°52'31"	99.78'	C33	21.68'	50.00'	N20°17'07"E	21.21'	41°24'35"	11.34'
C18	95.80'	160.00'	S84°48'11"W	94.38'	34°18'24"	49.39'	C34	46.50'	50.00'	S14°20'59"W	44.84'	53°16'31"	25.08'
C19	62.10'	170.00'	N78°06'54"E	61.76'	20°55'50"	31.40'	C38	39.60'	50.00'	N19°08'15"W	38.58'	45°22'59"	20.91'
C20	2.60'	70.00'	N89°01'05"E	2.60'	0°52'32"	1.50'	C39	21.68'	50.00'	S21°02'27"E	21.21'	41°24'35"	11.34'
C21	8.78'	150.00'	S87°31'19"W	8.77'	3°52'04"	4.39'	C40	47.06'	50.00'	S44°31'05"W	42.38'	89°52'31"	29.93'
C22	67.84'	150.00'	S70°38'16"W	67.08'	29°34'03"	34.71'	C41	55.70'	230.00'	N82°31'04"E	55.57'	13°52'34"	27.99'
C23	72.14'	150.00'	S59°47'24"W	71.22'	31°47'41"	37.02'	C42	31.83'	230.00'	N71°36'53"E	31.81'	7°55'49"	15.94'
C24	55.16'	150.00'	S11°44'12"W	54.75'	24°18'45"	28.00'	C43	59.88'	100.00'	S84°48'11"W	58.99'	54°18'24"	30.07'



PINE EAGLE ESTATES

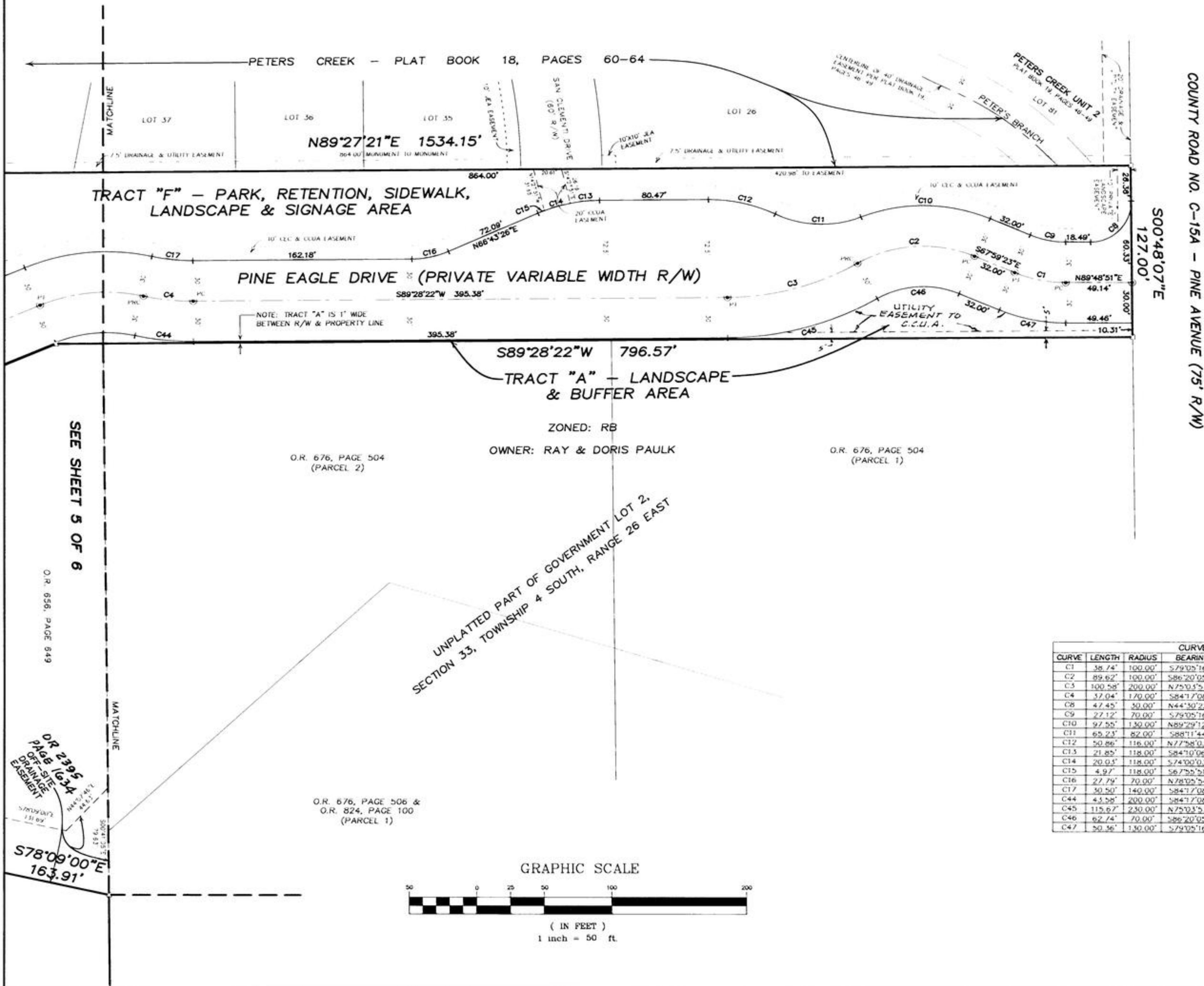
PART OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

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SEE SHEET 3 FOR LEGEND AND GENERAL NOTES

SHEET 6 OF 6

TYPE II SUBDIVISION



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