

PINE LAKE UNIT TWO AT EAGLE HARBOR

PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 36 PAGE 64

SHEET 1 OF 7 SHEETS

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"TYPE 1 SUBDIVISION"

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

Total number of lots = 90

Total number of tracts = 4

29.5395 acres ±

CURRENT ZONING: P.U.D.

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

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

ENGINEER: HADDEN ENGINEERING, INC.
1279 KINGSLEY AVENUE
SUITE 107
ORANGE PARK, FL. 32073

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

CAPTION

A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD HARD ROAD; THENCE ON LAST SAID LINE NORTH 18 DEGREES 49 MINUTE 32 SECONDS WEST 389.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 08 SECONDS EAST 484.74 FEET TO A POINT ON THE WEST LINE OF PINE LAKE UNIT ONE AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 36, PAGES 78 THROUGH 90, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE BOUNDARIES THEREOF, RUN THE FOLLOWING 27 COURSES: 1) SOUTH 04 DEGREES 22 MINUTES 03 SECONDS WEST 5.96 FEET; 2) NORTH 69 DEGREES 47 MINUTES 06 SECONDS EAST 20.48 FEET; 3) NORTH 43 DEGREES 54 MINUTES 18 SECONDS EAST 32.48 FEET; 4) NORTH 31 DEGREES 02 MINUTES 36 SECONDS EAST 67.96 FEET; 5) NORTH 84 DEGREES 11 MINUTES 16 SECONDS EAST 48.84 FEET; 6) NORTH 69 DEGREES 38 MINUTES 53 SECONDS EAST 58.52 FEET; 7) NORTH 64 DEGREES 06 MINUTES 13 SECONDS EAST 71.44 FEET; 8) SOUTH 52 DEGREES 37 MINUTES 58 SECONDS EAST 62.92 FEET; 9) NORTH 15 DEGREES 41 MINUTES 39 SECONDS EAST 301.72 FEET; 10) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 34.00 FEET, A CHORD DISTANCE OF 38.65 FEET, THE BEARING OF SAID CHORD BEING NORTH 84 DEGREES 46 MINUTES 50 SECONDS EAST; 11) NORTH 50 DEGREES 08 MINUTES 28 SECONDS EAST 194.43 FEET; 12) NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 34.00 FEET, A CHORD DISTANCE OF 26.40 FEET, THE BEARING OF SAID CHORD BEING NORTH 27 DEGREES 17 MINUTES 57 SECONDS EAST; 13) NORTH 04 DEGREES 27 MINUTES 26 SECONDS EAST 382.59 FEET; 14) NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 46.00 FEET, A CHORD DISTANCE OF 65.05 FEET, THE BEARING OF SAID CHORD BEING NORTH 49 DEGREES 27 MINUTES 26 SECONDS EAST; 15) SOUTH 85 DEGREES 32 MINUTES 34 SECONDS EAST 87.00 FEET; 16) NORTH 04 DEGREES 27 MINUTES 26 SECONDS EAST 202.64 FEET; 17) SOUTH 85 DEGREES 32 MINUTES 34 SECONDS EAST 60.00 FEET; 18) NORTH 89 DEGREES 38 MINUTES 58 SECONDS EAST 120.42 FEET; 19) SOUTH 04 DEGREES 27 MINUTES 26 SECONDS WEST 55.19 FEET; 20) NORTH 89 DEGREES 38 MINUTES 58 SECONDS EAST 15.05 FEET; 21) SOUTH 83 DEGREES 29 MINUTES 22 SECONDS EAST 58.90 FEET; 22) NORTH 82 DEGREES 51 MINUTES 19 SECONDS EAST 205.02 FEET; 23) NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 34.00 FEET, A CHORD DISTANCE OF 42.02 FEET, THE BEARING OF SAID CHORD BEING NORTH 46 DEGREES 28 MINUTES 00 SECONDS EAST; 24) NORTH 84 DEGREES 38 MINUTES 15 SECONDS EAST 201.41 FEET; 25) SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 14.00 FEET, A CHORD DISTANCE OF 18.36 FEET, THE BEARING OF SAID CHORD BEING SOUTH 54 DEGREES 23 MINUTES 07 SECONDS EAST; 26) SOUTH 13 DEGREES 24 MINUTES 29 SECONDS EAST 14.05 FEET; 27) NORTH 76 DEGREES 35 MINUTES 31 SECONDS EAST 36.00 FEET TO THE WESTERLY LINE OF THAT CERTAIN CONSERVATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1723, PAGE 1355, PARCEL "E", OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARIES THEREOF RUN THE FOLLOWING 11 COURSES: 1) SOUTH 13 DEGREES 24 MINUTES 29 SECONDS EAST 152.64 FEET; 2) SOUTH 24 DEGREES 21 MINUTES 16 SECONDS WEST 106.68 FEET; 3) SOUTH 18 DEGREES 35 MINUTES 04 SECONDS EAST 91.47 FEET; 4) SOUTH 57 DEGREES 42 MINUTES 02 SECONDS WEST 21.48 FEET; 5) SOUTH 27 DEGREES 57 MINUTES 44 SECONDS WEST 73.78 FEET; 6) SOUTH 52 DEGREES 13 MINUTES 44 SECONDS WEST 141.98 FEET; 7) SOUTH 06 DEGREES 25 MINUTES 58 SECONDS WEST 83.70 FEET; 8) SOUTH 30 DEGREES 08 MINUTES 54 SECONDS WEST 73.11 FEET; 9) SOUTH 09 DEGREES 41 MINUTES 35 SECONDS EAST 97.34 FEET; 10) SOUTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 425.83 FEET; 11) SOUTH 04 DEGREES 27 MINUTES 26 SECONDS WEST 50.18 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1067, PAGE 629, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE SOUTH 89 DEGREES 38 MINUTES 57 SECONDS WEST 30.11 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ON LAST SAID LINE AND THEN ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 5, SOUTH 04 DEGREES 27 MINUTES 26 SECONDS WEST 726.99 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE ON SAID SOUTHERLY LINE THEREOF SOUTH 89 DEGREES 38 MINUTES 32 SECONDS WEST 1162.84 FEET TO THE POINT OF BEGINNING, BEING 29.5395 ACRES, MORE OR LESS, IN AREA.

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 30th DAY OF NOVEMBER, 2001

Thad Crowe
THAD CROWE
DIRECTOR, DEPARTMENT OF PLANNING

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 PINE LAKE UNIT TWO 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 DRIVE, WAY, EASEMENTS FOR DRAINAGE, 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 SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR MAINTENANCE OF UNDERGROUND UTILITIES ONLY. THE C.C.U.A. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY COUNTY UTILITY AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS WATER AND SANITARY SEWER SYSTEM. THE EASEMENTS FOR ACCESS FOR LAKE MAINTENANCE SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR ACCESS FOR LAKE MAINTENANCE. THE EASEMENT FOR BICYCLE AND PEDESTRIAN TRAFFIC SHOWN ON SAID PLAT IS DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR BICYCLE AND PEDESTRIAN TRAFFIC. THE SIGN EASEMENT SHOWN ON SAID PLAT IS DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR SIGNAGE PURPOSES.

(TRACTS) TRACTS A AND D (CONSERVATION) AND TRACTS B AND D (LAKE AND FILTRATION SYSTEM) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

(CONTINUED)

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM 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 WHATEVER 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 DRIVE OR WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, 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 THE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACTS B AND D 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 LAKE AND FILTRATION SYSTEM. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEM 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 THEREFOR. 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 LAKE AND FILTRATION SYSTEM 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 PLATTED, 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 EFFECT 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 IN THE 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 PINE LAKE UNIT TWO 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, SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS JOINT VENTURERS.

SIGNED IN THE PRESENCE OF:

Collette J. Borell
WITNESS
Collette J. Borell
PRINT NAME
Minnie R. Green
WITNESS
Minnie R. Green
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER

BY: *Leonard H. Ronnie, Jr.*
LEONARD H. RONNIE, JR., PRESIDENT
THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF
THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, 2001, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Johanna Curry
PRINT NAME
JOHANNA CURRY
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO.
MY COMMISSION EXPIRES: OCTOBER 5, 2005
Notary Public, State of New Jersey
My Commission Expires October 5, 2005

BY EAST WEST PARTNERS OF JACKSONVILLE
LIMITED PARTNERSHIP, A VIRGINIA LIMITED
PARTNERSHIP, A JOINT VENTURER

SIGNED IN THE PRESENCE OF:

Linda Hadden
WITNESS
LINDA HADDEN
PRINT NAME
Donald E. Korb
WITNESS
DONALD E. KORB
PRINT NAME

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

BY: *Roger S. Arrowsmith*
ROGER S. ARROWSMITH, PRESIDENT
ROGER S. ARROWSMITH IS THE 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 15th DAY OF November, 2001, BY ROGER S. ARROWSMITH, 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. DD 031074
MY COMMISSION EXPIRES: JULY 20, 2005

Thomas C. Mullis
Commission # DD 031074
Expires July 20, 2005
Bonded Through
Atlantic Bonding Co., Inc.



PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1344 PARK AVENUE
ORANGE PARK, FLORIDA

PINE LAKE UNIT TWO AT EAGLE HARBOR

PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 36 PAGE 65

SHEET 2 OF 7 SHEETS

29768vic.dwg Monday - Jun 11, 2001 09:33AM * View: Model *
"TYPE 1 SUBDIVISION"

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.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS JOINT VENTURERS.

SIGNED IN THE PRESENCE OF:
Deborah S. Stivers
Deborah S. Stivers
Collette J. Borell
Collette J. Borell
PRINT NAME
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURE
BY: Leonard H. Ronnie, Jr., PRESIDENT
THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF
THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June, 2001, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Johanna Curry
PRINT NAME
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO. 2265206
MY COMMISSION EXPIRES:

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005

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

SIGNED IN THE PRESENCE OF:
Ronald E. Kolar
Ronald E. Kolar
Linda Hadden
Linda Hadden
PRINT NAME
PRINT NAME

BY EAST WEST PARTNERS OF JACKSONVILLE, INC.
A VIRGINIA CORPORATION, GENERAL PARTNER
BY: Roger S. Arrowsmith, PRESIDENT
ROGER S. ARROWSMITH IS THE 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 14th DAY OF June, 2001, BY ROGER S. ARROWSMITH, 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. CC665223
MY COMMISSION EXPIRES: JULY 20, 2001

OFFICIAL NOTARY SEAL
THOMAS C. MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20, 2001

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND
WITNESS
WITNESS
Ronald E. Kolar
Linda Hadden
PRINT NAME
PRINT NAME
Thomas H. Platt, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

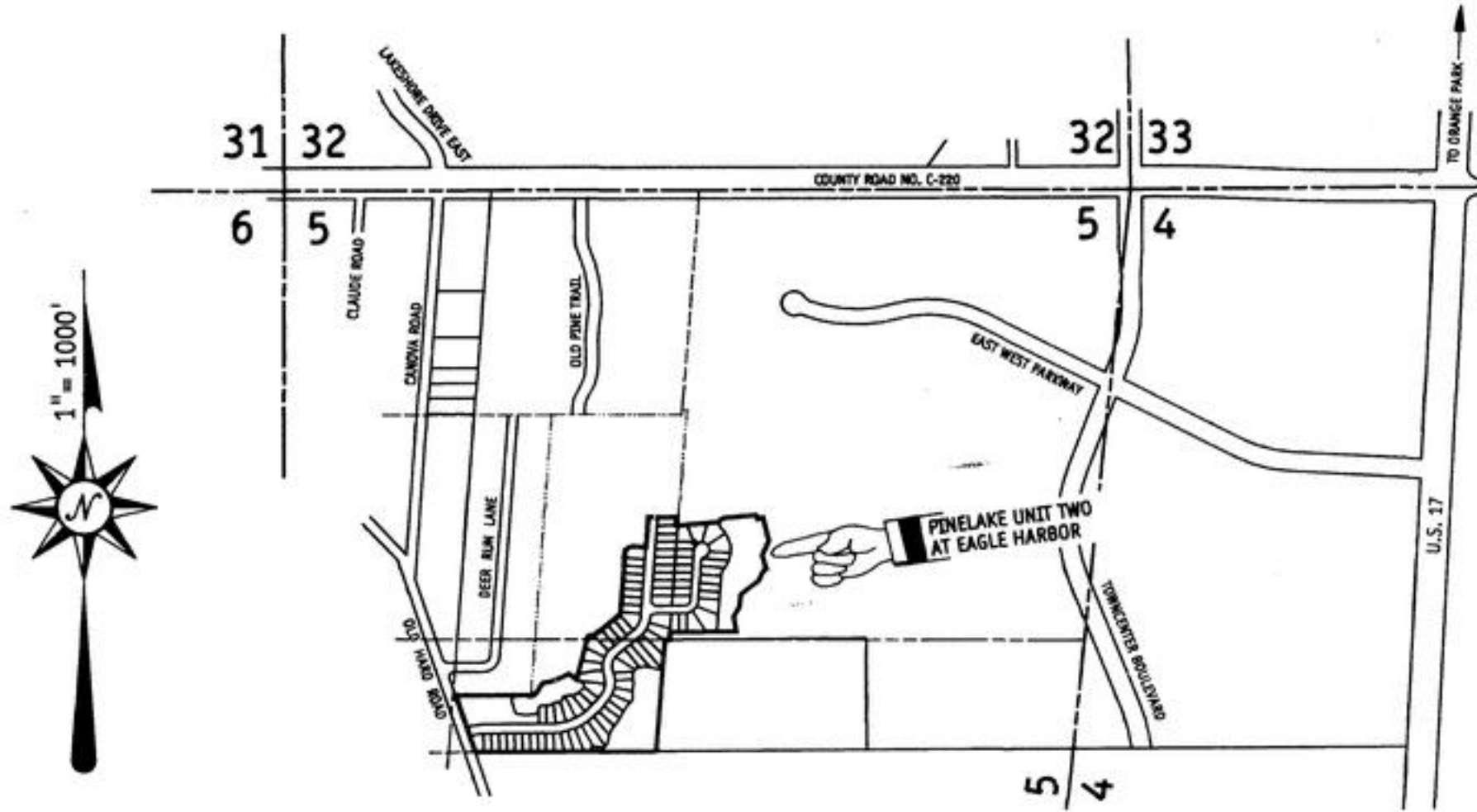
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF June, 2001, BY THOMAS H. PLATT, CHAIRMAN, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED 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.

Thomas C. Mullis
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES:

OFFICIAL NOTARY SEAL
THOMAS C. MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20, 2001

PREPARED BY:
McKEE, ELLAND AND MULLIS
LAND SURVEYORS, INC.
1846 VIOLET WAY NO. 17
ORANGE PARK, FLORIDA

CADD: 29768VIC



VICINITY SKETCH

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 10th DAY OF December, 2001,
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA
Robert M. Wilson
CLERK OF BOARD
CHAIRMAN

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS FILED FOR RECORD IN PLAT BOOK 36, PAGES 64 THEN 70, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 18th DAY OF December, 2001.

James B. Jett
CLERK OF CIRCUIT COURT
JAMES B. JETT

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 AND 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 13 DAY OF June, 2001.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Ronald E. Kolar
WITNESS
Linda Hadden
WITNESS
Linda Hadden
PRINT NAME
PRINT NAME
Thomas H. Platt, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF June, 2001, BY THOMAS H. PLATT, 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.

Linda K. Hadden
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: 6-23-05

Linda K. Hadden
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: 6-23-05

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 30th DAY OF November, 2001

Ray J. Ayres
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 29 DAY OF Nov., 2001

Chuck Iley, P.E.
DIRECTOR, DEPARTMENT OF ENGINEERING

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, FLORIDA STATUTES, 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 14th DAY OF June, 2001.

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



PINE LAKE UNIT TWO AT EAGLE HARBOR

PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

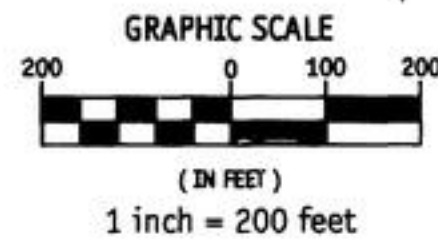
PLAT BOOK 36

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SHEET 3 OF 7 SHEETS

29768_Pine_Lake2.dwg Friday - Nov 09, 2001 03:48PM * View: K *
"TYPE 1 SUBDIVISION"

TRACT AREAS
TRACT "A" = 3.3331 ACRES ±
TRACT "B" = 3.4156 ACRES ±
TRACT "C" = 1.3230 ACRES ±
TRACT "D" = 1.7189 ACRES ±



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
P.R.C.= POINT OF REVERSE CURVATURE
P.L.= ANGLE POINT IN LINE
P.C.C.= POINT OF COMPOUND CURVATURE
ESMT.= EASEMENT
C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.
C.C.U.A.= CLAY COUNTY UTILITY AUTHORITY
C.D.D.= THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT
C/L= CENTERLINE
P.B.= PLAT BOOK
T-4-S= TOWNSHIP 4 SOUTH
R-26-E= RANGE 26 EAST
O.R.B.= OFFICIAL RECORDS BOOK

GENERAL NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND. ("P.R.M.- P.L.S. 3593")
- 2) □ DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M.- P.L.S. 3593")
- 3) ● DENOTES PERMANENT CONTROL POINT. ("PCP LS 3593")
- 4) 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.
- 5) 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.
- 6) 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.
- 7) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120064-0155, DATED NOVEMBER 4, 1992, AND ARE APPROXIMATE ONLY.
- 8) 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.
- 9) MINIMUM LOT SIZE: 5770 SQUARE FEET ±
- 10) NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN THE CONSERVATION EASEMENTS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES WITH THE JURISDICTION OVER SAID EASEMENTS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE EASEMENT AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

MORTGAGEE'S JOINDER

ORANGE TREE PROPERTIES, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1943, PAGE 1887, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

IN WITNESS WHEREOF, ORANGE TREE PROPERTIES HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS GENERAL PARTNERS.

SIGNED IN THE PRESENCE OF:

WITNESS JOHN S. ADAMS
PRINT NAME Nancy J. Quiterius
WITNESS NANCY J. QUITERIUS
PRINT NAME

ORANGE TREE PROPERTIES, LTD.,
A FLORIDA LIMITED PARTNERSHIP, AS
AS SUCCESSOR BY CONVERSION OF
ORANGE TREE PROPERTIES,
A FLORIDA GENERAL PARTNERSHIP
BY: Gerald R. Agresti
GERALD R. AGRESTI, GENERAL PARTNER

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF NOVEMBER, 2001, BY GERALD R. AGRESTI, GENERAL PARTNER OF ORANGE TREE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis (PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD031074
MY COMMISSION EXPIRES: Expires July 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Thomas C. Mullis
Commission # DD031074
Expires July 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

SIGNED IN THE PRESENCE OF:

WITNESS JOHN S. ADAMS
PRINT NAME Nancy J. Quiterius
WITNESS NANCY J. QUITERIUS
PRINT NAME

ORANGE TREE PROPERTIES, LTD.,
A FLORIDA LIMITED PARTNERSHIP, AS
AS SUCCESSOR BY CONVERSION OF
ORANGE TREE PROPERTIES,
A FLORIDA GENERAL PARTNERSHIP
BY: Raymond L. Johnson
RAYMOND L. JOHNSON, GENERAL PARTNER

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF NOVEMBER, 2001, BY RAYMOND L. JOHNSON, GENERAL PARTNER OF ORANGE TREE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis (PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD031074
MY COMMISSION EXPIRES: Expires July 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Thomas C. Mullis
Commission # DD031074
Expires July 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

PREPARED BY:
MCKEE, ELLAND AND MULLIS
LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA 32073

5 = Sheet Number

O.R.B. 1027, Pages 629

SURVEYOR'S CERTIFICATE OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS REVIEWED THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081(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 16 DAY OF NOV, 2001.

MATHEW A. GRIFFIS
FLORIDA REGISTRATION NO. 3743
2554 BLANDING BOULEVARD, SUITE "N"
MIDDLEBURG, FLORIDA, 32068



POINT OF BEGINNING

S. LINE OF N. 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4

PINE LAKE UNIT TWO AT EAGLE HARBOR

PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

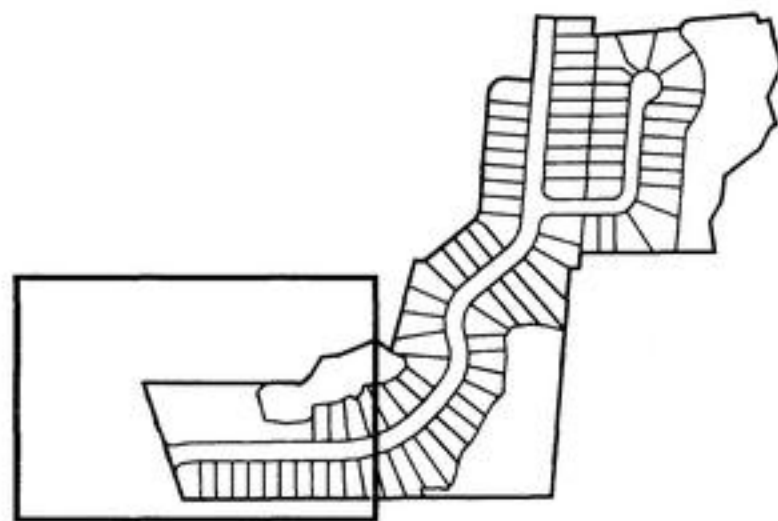
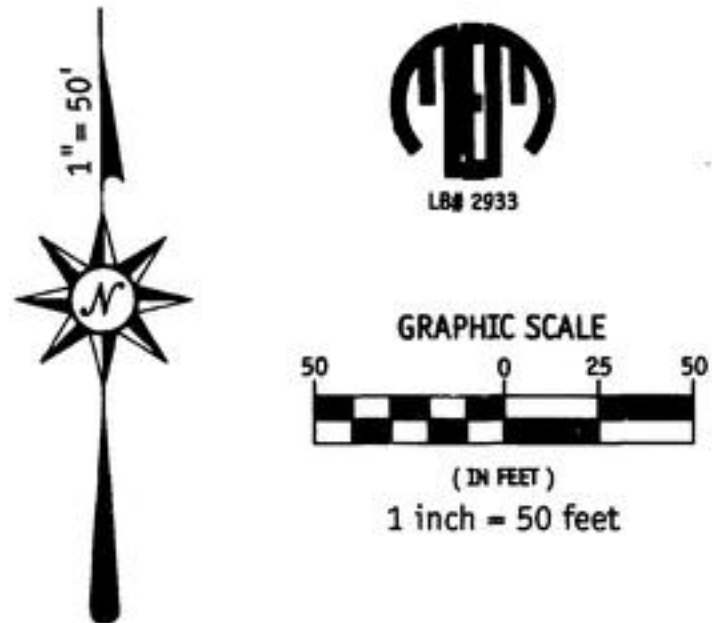
PLAT BOOK 36

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SHEET 4 OF 7 SHEETS

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"TYPE 1 SUBDIVISION"



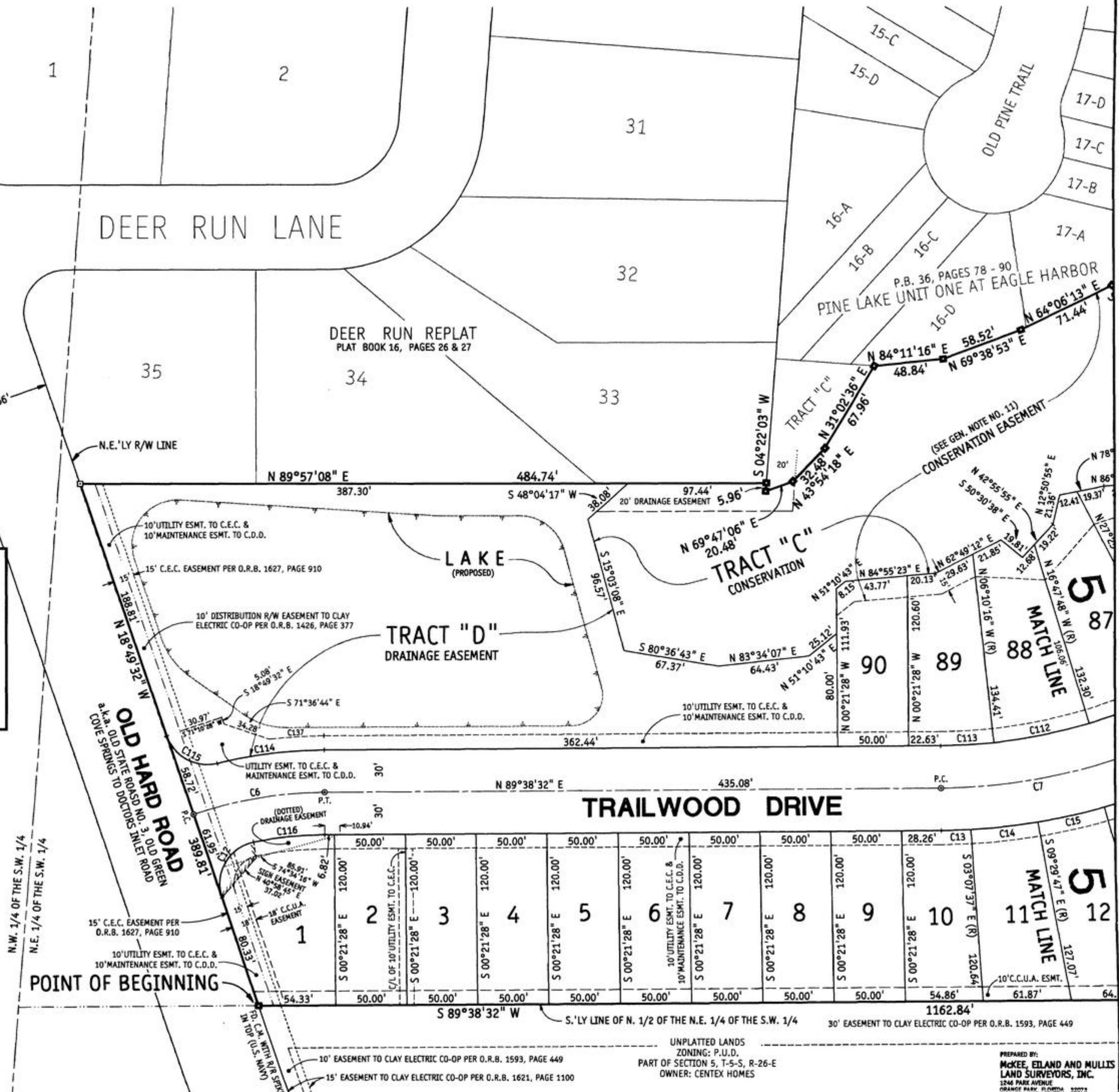
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C6	S 80° 24' 30" W	93.80'	292.28'	94.21'	18° 28' 04"
C7	N 63° 49' 57" E	348.31'	400.00'	360.37'	51° 37' 09"
C12	S 29° 53' 06" W	45.08'	30.00'	51.01'	97° 25' 15"
C13	N 88° 15' 27" E	20.78'	430.00'	20.78'	02° 46' 08"
C14	N 83° 41' 18" E	47.78'	430.00'	47.80'	06° 22' 10"
C15	N 77° 19' 08" E	47.78'	430.00'	47.80'	06° 22' 10"
C112	N 78° 30' 58" E	68.52'	370.00'	68.62'	10° 37' 32"
C113	N 86° 44' 08" E	37.52'	370.00'	37.54'	05° 48' 47"
C114	S 82° 51' 03" W	76.22'	322.28'	76.40'	13° 34' 57"
C115	S 61° 22' 58" E	40.58'	30.00'	44.57'	85° 06' 53"
C116	S 84° 07' 07" W	50.49'	262.28'	50.57'	11° 02' 48"
C137	S 86° 20' 14" W	38.31'	332.28'	38.33'	06° 36' 36"

NOTES REGARDING CLAY ELECTRIC COOPERATIVE EASEMENTS:

1. 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.

2. WHERE A CLAY ELECTRIC EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY, OR THE CLAY COUNTY UTILITY AUTHORITY, CLAY ELECTRIC SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY COUNTY AND THE CLAY COUNTY UTILITY AUTHORITY SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC'S FACILITIES.

3. WHERE A CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY, OR 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 COUNTY AND THE 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.



TRAILWOOD DRIVE

POINT OF BEGINNING

UNPLATTED LANDS

ZONING: P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
OWNER: CENTEX HOMES

PREPARED BY:
MCKEE, EDLAND AND MULLIS
LAND SURVEYORS, INC.
1244 PARK AVENUE
ORANGE PARK, FLORIDA 32073

PINE LAKE UNIT TWO AT EAGLE HARBOR

PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 36

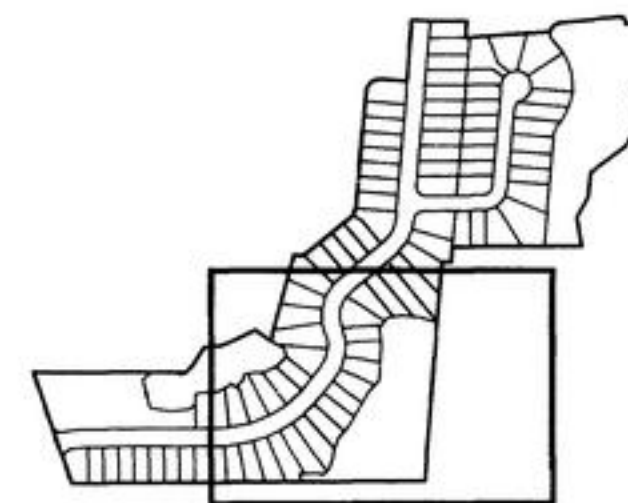
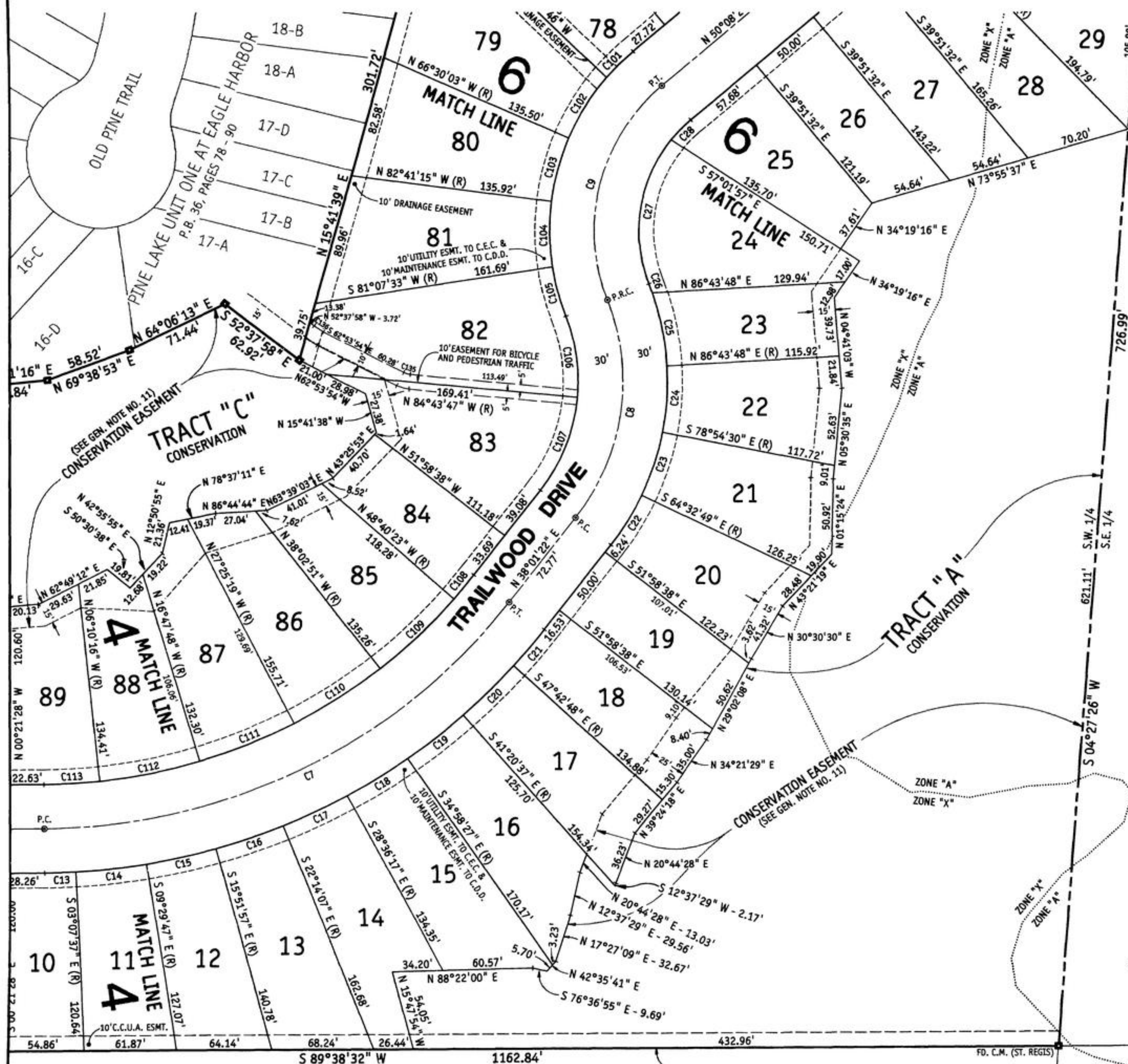
PAGE 68

SHEET 5 OF 7 SHEETS

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* View: 2 *

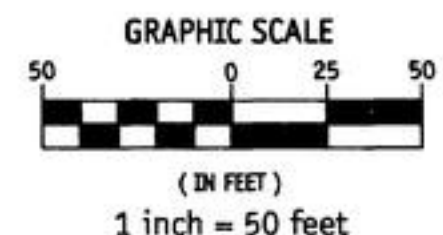
"TYPE 1 SUBDIVISION"



O.R.B. 1067, PAGE 629

UNPLATTED LANDS
PART OF SECTION 5, T-5-S, R-26-E
OWNER: CLAY COUNTY UTILITY AUTHORITY
SEWAGE TREATMENT PLANT

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C7	N 63° 49' 57" E	348.31'	400.00'	360.37'	51° 37' 09"
C8	N 08° 16' 25" E	148.86'	150.00'	155.77'	59° 29' 55"
C9	S 14° 19' 58" W	149.28'	127.57'	159.46'	71° 37' 01"
C13	N 88° 15' 27" E	20.78'	430.00'	20.78'	02° 46' 08"
C14	N 83° 41' 18" E	47.78'	430.00'	47.80'	06° 22' 10"
C15	N 77° 19' 08" E	47.78'	430.00'	47.80'	06° 22' 10"
C16	N 70° 58' 58" E	47.78'	430.00'	47.80'	06° 22' 10"
C17	N 64° 34' 48" E	47.78'	430.00'	47.80'	06° 22' 10"
C18	N 58° 12' 38" E	47.78'	430.00'	47.80'	06° 22' 10"
C19	N 51° 50' 28" E	47.78'	430.00'	47.80'	06° 22' 10"
C20	N 45° 28' 17" E	47.78'	430.00'	47.80'	06° 22' 10"
C21	N 40° 09' 17" E	31.99'	430.00'	32.00'	04° 15' 50"
C22	N 31° 44' 17" E	39.41'	180.00'	39.49'	12° 34' 11"
C23	N 18° 16' 20" E	45.00'	180.00'	45.12'	14° 21' 41"
C24	N 03° 54' 39" E	45.00'	180.00'	45.12'	14° 21' 41"
C25	N 11° 20' 02" W	50.50'	180.00'	50.67'	18° 07' 39"
C26	N 20° 26' 12" W	6.53'	180.00'	6.53'	02° 04' 41"
C27	S 08° 50' 43" W	98.52'	97.57'	103.27'	60° 38' 31"
C28	S 44° 39' 13" W	18.66'	97.57'	18.69'	10° 58' 29"
C101	S 45° 35' 06" W	25.03'	157.57'	25.06'	09° 06' 44"
C102	S 32° 15' 51" W	48.02'	157.57'	48.21'	17° 31' 47"
C103	S 15° 24' 21" W	44.37'	157.57'	44.52'	16° 11' 12"
C104	S 00° 46' 51" E	44.37'	157.57'	44.52'	16° 11' 12"
C105	S 15° 10' 30" E	34.59'	157.57'	34.66'	12° 36' 06"
C106	N 08° 06' 10" W	55.51'	120.00'	56.02'	26° 44' 45"
C107	N 21° 38' 48" E	67.67'	120.00'	68.60'	32° 45' 10"
C108	N 39° 40' 30" E	21.33'	370.00'	21.34'	03° 18' 14"
C109	N 46° 38' 23" E	68.52'	370.00'	68.62'	10° 37' 32"
C110	N 57° 15' 55" E	68.52'	370.00'	68.62'	10° 37' 32"
C111	N 67° 53' 27" E	68.52'	370.00'	68.62'	10° 37' 32"
C112	N 78° 30' 58" E	68.52'	370.00'	68.62'	10° 37' 32"
C113	N 86° 44' 08" E	37.52'	370.00'	37.54'	05° 48' 47"
C135	S 73° 48' 51" E	4.73'	12.50'	4.76'	21° 49' 53"
C136	S 57° 45' 56" E	7.60'	42.50'	7.61'	10° 15' 56"



30' EASEMENT TO CLAY ELECTRIC CO-OP PER O.R.B. 1593, PAGE 449

UNPLATTED LANDS
ZONING: P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
OWNER: CENTEX HOMES

S.'LY LINE OF N. 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4



PREPARED BY:
McKEE, EILAND AND MULLIS
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ORANGE PARK, FLORIDA 32073

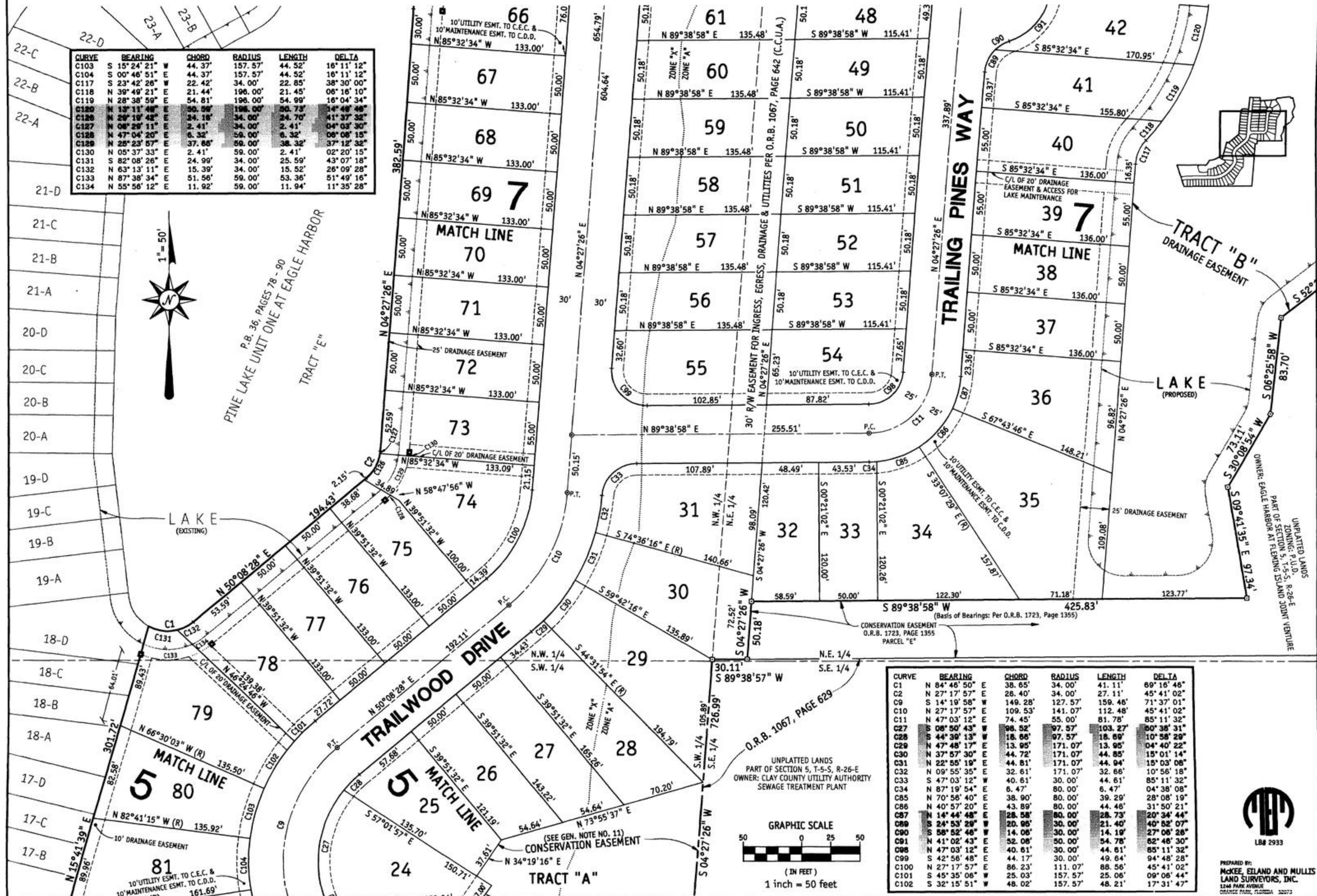
PINE LAKE UNIT TWO AT EAGLE HARBOR

PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 36 PAGE 69

SHEET 6 OF 7 SHEETS

29768_Pine_Lake2.dwg Monday - Nov 12, 2001 03:11PM * View: 3 *
"TYPE 1 SUBDIVISION"



CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N 84° 46' 50" E	38.85'	34.00'	41.11'	69° 16' 46"
C2	N 27° 17' 57" E	28.40'	34.00'	27.11'	45° 41' 02"
C3	S 14° 19' 58" W	149.28'	127.57'	159.48'	71° 37' 01"
C4	N 27° 17' 57" E	109.53'	141.07'	112.48'	45° 41' 02"
C5	N 47° 03' 12" E	74.45'	55.00'	81.78'	85° 11' 32"
C6	S 08° 50' 43" W	98.52'	97.57'	103.27'	80° 38' 31"
C7	S 44° 38' 13" W	18.88'	97.57'	18.88'	10° 58' 29"
C8	N 47° 48' 17" E	13.95'	171.07'	13.95'	04° 40' 22"
C9	N 22° 55' 19" E	44.72'	171.07'	44.85'	15° 01' 14"
C10	N 09° 55' 35" E	32.61'	171.07'	32.66'	10° 56' 18"
C11	S 47° 03' 12" W	40.61'	30.00'	44.61'	85° 11' 32"
C12	N 87° 19' 54" E	6.47'	80.00'	6.47'	04° 38' 08"
C13	N 70° 56' 40" E	38.90'	80.00'	39.29'	28° 08' 19"
C14	N 40° 57' 20" E	43.89'	80.00'	44.48'	31° 50' 21"
C15	N 14° 44' 48" E	28.58'	80.00'	28.73'	20° 34' 44"
C16	S 24° 53' 28" W	20.95'	30.00'	21.40'	40° 52' 07"
C17	S 58° 52' 46" W	14.06'	30.00'	14.19'	27° 06' 28"
C18	N 41° 02' 43" E	52.08'	50.00'	54.78'	62° 48' 30"
C19	N 47° 03' 12" E	40.61'	30.00'	44.61'	85° 11' 32"
C20	S 42° 58' 48" E	44.17'	30.00'	49.64'	94° 48' 28"
C21	N 27° 17' 57" E	86.23'	111.07'	88.58'	45° 41' 02"
C22	S 45° 35' 06" W	25.03'	157.57'	25.06'	09° 06' 44"
C23	S 32° 15' 51" W	48.02'	157.57'	48.21'	17° 31' 47"



PREPARED BY:
McKEE, ETLAND AND MULLIS
LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA 32073

SHEET 7 OF 7 SHEETS

29768_Pine_Lake2.dwg Monday - Nov 12, 2001 03:11PM * View: 4 *
"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	N 27° 17' 57" E	26.40	34.00'	27.11'	45° 41' 02"
C3	S 49° 27' 26" W	65.05'	48.00'	72.28'	90° 00' 00"
C4	N 48° 28' 00" E	42.02'	34.00'	45.30'	78° 20' 29"
C5	N 54° 23' 07" W	18.38'	14.00'	20.03'	81° 57' 18"
C11	N 47° 03' 12" E	74.45'	58.00'	81.78'	88° 11' 32"
C34	N 87° 18' 54" E	6.47'	80.00'	6.47'	04° 38' 08"
C85	N 70° 56' 40" E	38.90'	80.00'	39.29'	28° 08' 19"
C86	N 40° 57' 20" E	43.89'	80.00'	44.48'	31° 50' 21"
C87	N 14° 44' 48" E	28.58'	80.00'	28.73'	20° 34' 44"
C89	S 24° 53' 29" W	20.95'	30.00'	21.40'	40° 52' 07"

