

PINE LAKE UNIT ONE AT EAGLE HARBOR

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

PLAT BOOK 36 PAGE 18

SHEET 1 OF 13 SHEETS

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"TYPE 1 SUBDIVISION"

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

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

Cor./Rest.
O.R. 1997pg. 1625

Total number of lots = 147
Total number of tracts = 13

30.6748 acres ±
CURRENT ZONING: P.U.D.

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:

COMMENCE 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 19 DEGREES 01 MINUTE 30 SECONDS WEST 389.81 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS EAST 484.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 22 MINUTES 03 SECONDS EAST 1825.00 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ON LAST SAID LINE NORTH 89 DEGREES 57 MINUTES 08 SECONDS EAST 835.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 5; THENCE ON THE EASTERLY LINE THEREOF NORTH 04 DEGREES 27 MINUTES 26 SECONDS EAST 30.09 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN CONSERVATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1427, PAGE 1852, PARCEL "E", OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARIES THEREOF RUN THE FOLLOWING 18 COURSES: 1) NORTH 89 DEGREES 57 MINUTES 08 SECONDS EAST 30.09 FEET; 2) SOUTH 04 DEGREES 27 MINUTES 26 SECONDS WEST 404.33 FEET; 3) SOUTH 74 DEGREES 32 MINUTES 23 SECONDS EAST 67.53 FEET; 4) NORTH 85 DEGREES 57 MINUTES 04 SECONDS EAST 107.80 FEET; 5) NORTH 54 DEGREES 11 MINUTES 23 SECONDS EAST 84.24 FEET; 6) NORTH 41 DEGREES 19 MINUTES 34 SECONDS EAST 78.63 FEET; 7) NORTH 55 DEGREES 44 MINUTES 00 SECONDS EAST 56.12 FEET; 8) NORTH 78 DEGREES 35 MINUTES 15 SECONDS EAST 35.35 FEET; 9) SOUTH 80 DEGREES 30 MINUTES 58 SECONDS EAST 199.77 FEET; 10) SOUTH 48 DEGREES 58 MINUTES 48 SECONDS EAST 50.00 FEET; 11) SOUTH 37 DEGREES 42 MINUTES 50 SECONDS EAST 50.00 FEET; 12) SOUTH 26 DEGREES 26 MINUTES 52 SECONDS EAST 50.00 FEET; 13) SOUTH 15 DEGREES 10 MINUTES 55 SECONDS EAST 50.00 FEET; 14) SOUTH 03 DEGREES 54 MINUTES 57 SECONDS EAST 50.00 FEET; 15) SOUTH 08 DEGREES 47 MINUTES 49 SECONDS WEST 62.78 FEET; 16) SOUTH 54 DEGREES 56 MINUTES 33 SECONDS WEST 26.34 FEET; 17) SOUTH 66 DEGREES 15 MINUTES 31 SECONDS WEST 77.75 FEET; 18) SOUTH 37 DEGREES 31 MINUTES 59 SECONDS WEST 92.51 FEET; THENCE SOUTH 76 DEGREES 35 MINUTES 31 SECONDS WEST 36.00 FEET; THENCE NORTH 13 DEGREES 24 MINUTES 29 SECONDS WEST 14.05 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 14.00 FEET, RUN A CHORD DISTANCE OF 18.36 FEET, THE BEARING OF SAID CHORD BEING NORTH 54 DEGREES 23 MINUTES 07 SECONDS WEST; THENCE SOUTH 84 DEGREES 38 MINUTES 15 SECONDS WEST 201.41 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 34.00 FEET, RUN A CHORD DISTANCE OF 42.02 FEET, THE BEARING OF SAID CHORD BEING SOUTH 46 DEGREES 28 MINUTES 00 SECONDS WEST; THENCE SOUTH 82 DEGREES 51 MINUTES 19 SECONDS WEST 205.02 FEET; THENCE NORTH 83 DEGREES 29 MINUTES 22 SECONDS WEST 58.90 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 15.05 FEET; THENCE NORTH 04 DEGREES 27 MINUTES 26 SECONDS EAST 55.19 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 120.42 FEET; THENCE NORTH 85 DEGREES 32 MINUTES 34 SECONDS WEST 60.00 FEET; THENCE SOUTH 04 DEGREES 27 MINUTES 26 SECONDS WEST 202.64 FEET; THENCE NORTH 85 DEGREES 32 MINUTES 34 SECONDS WEST 87.00 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 46.00 FEET, RUN A CHORD DISTANCE OF 65.05 FEET, THE BEARING OF SAID CHORD BEING SOUTH 49 DEGREES 27 MINUTES 26 SECONDS WEST; THENCE SOUTH 04 DEGREES 27 MINUTES 26 SECONDS WEST 382.59 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 34.00 FEET, RUN A CHORD DISTANCE OF 26.40 FEET, THE BEARING OF SAID CHORD BEING SOUTH 27 DEGREES 17 MINUTES 57 SECONDS WEST; THENCE SOUTH 50 DEGREES 08 MINUTES 28 SECONDS WEST 194.43 FEET; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 34.00 FEET, RUN A CHORD DISTANCE OF 38.65 FEET, THE BEARING OF SAID CHORD BEING SOUTH 84 DEGREES 46 MINUTES 50 SECONDS WEST; THENCE SOUTH 15 DEGREES 41 MINUTES 39 SECONDS WEST 301.72 FEET; THENCE NORTH 52 DEGREES 37 MINUTES 58 SECONDS WEST 62.92 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 13 SECONDS WEST 71.44 FEET; THENCE SOUTH 69 DEGREES 38 MINUTES 53 SECONDS WEST 58.52 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 16 SECONDS WEST 48.84 FEET; THENCE SOUTH 31 DEGREES 02 MINUTES 36 SECONDS WEST 67.96 FEET; THENCE SOUTH 43 DEGREES 54 MINUTES 18 SECONDS WEST 32.48 FEET; THENCE SOUTH 69 DEGREES 47 MINUTES 06 SECONDS WEST 20.48 FEET; THENCE NORTH 04 DEGREES 22 MINUTES 03 SECONDS EAST 5.96 FEET TO THE POINT OF BEGINNING, BEING 30.6748 ACRES, MORE OR LESS, IN AREA.

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 29th DAY OF August, 2001

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 ONE 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 DRIVES, TRAIL, 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 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 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, B, D, F, AND K (SATELLITE PARKING), TRACTS C, I AND J (CONSERVATION), TRACT E (LAKE AND FILTRATION SYSTEM), TRACT G (BICYCLE AND PEDESTRIAN TRAFFIC), TRACTS H AND M (RECREATION AREA), AND TRACT L (EASEMENT) 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 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 DRIVES, TRAIL OR COURT; 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) TRACT E 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 LAKE 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 ONE 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
Deborah S. Stivers
WITNESS
Deborah S. Stivers
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., 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 1st DAY OF August, 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
JOHANNA CURRY
PRINT NAME
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO.
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 VENTURER

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.

SIGNED IN THE PRESENCE OF:

Linda Hadden
WITNESS
Linda Hadden
PRINT NAME
Jack Healan
WITNESS
Jack Healan
PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 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
COMMISSION # DD 031074
NOTARY PUBLIC, STATE OF FLORIDA
EXPIRES JULY 20, 2005
BONDED THRU
MY COMMISSION EXPIRES: JULY 20, 2005



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



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

PINE LAKE UNIT ONE AT EAGLE HARBOR

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

PLAT BOOK 36

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SHEET 2 OF 13 SHEETS

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"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. Shivers
Deborah S. Shivers
Collette J. Borell
Collette S. Borell

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., President
THE CORPORATION IS A GENERAL PARTNER OF AND ACTS 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
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 VENTURER

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

BY: Roger S. Arrowsmith, President
ROGER S. ARROWSMITH IS THE PRESIDENT AND ACTS ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTS ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP WAS THE GENERAL PARTNER AND ACTS 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
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: Linda Hadden
WITNESS: Thomas H. Platt, Chairman
LINDA HADDEN
THOMAS H. PLATT, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

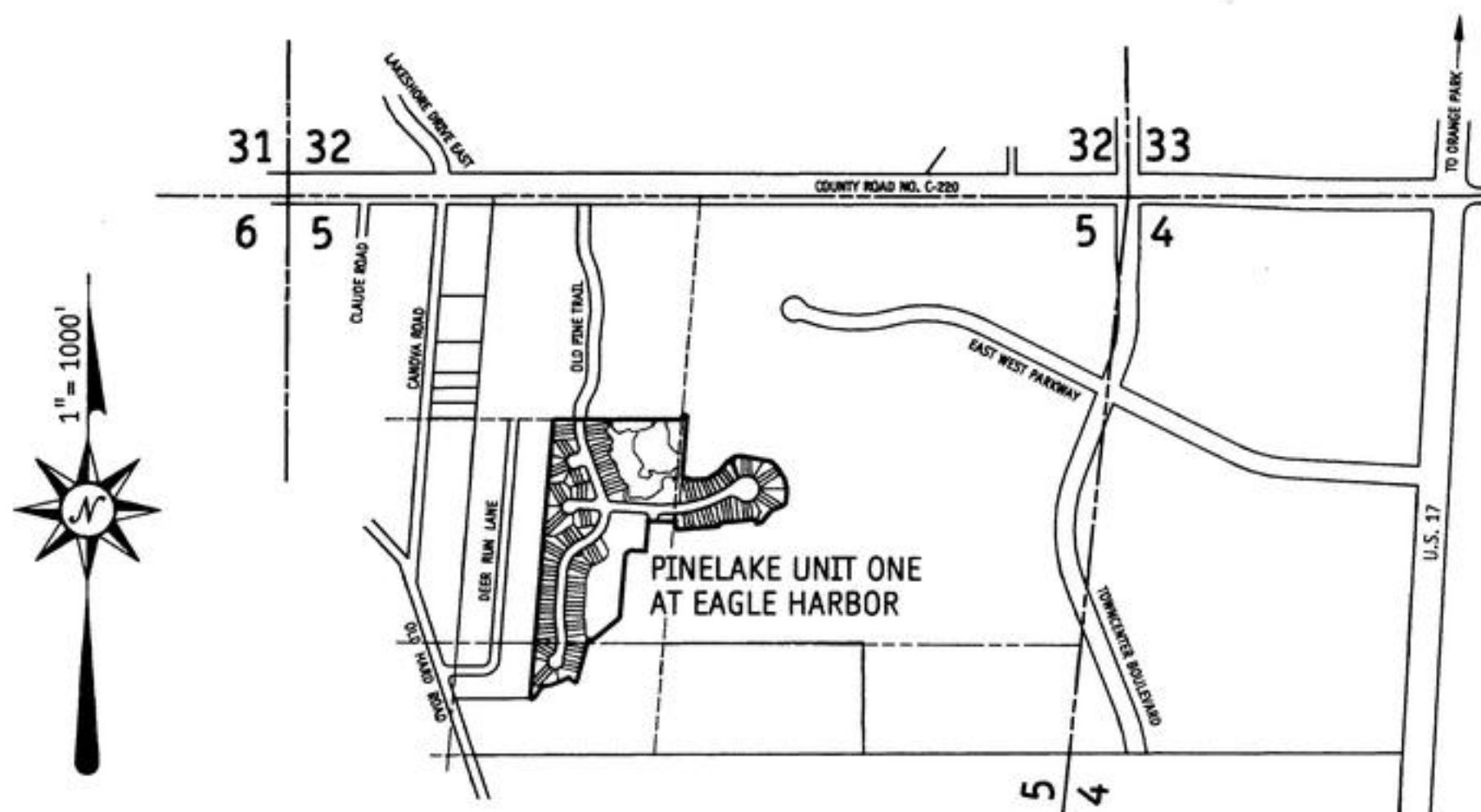
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 2001, BY THOMAS H. PLATT, CHAIRMAN, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED 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
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: 7-20-05

Thomas C. Mullis
Commission # DD 03107
Expires July 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

PREPARED BY:
McKEE, ELLAND AND MULLIS
LAND SURVEYORS, INC.
1344 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

CADD: 29767VIC



VICINITY SKETCH

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 29th DAY OF August, 2001,
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

Robert M. Wilson
CLERK OF BOARD
ROBERT M. WILSON

CHAIRMAN
Glenn R. Lassiter

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 29th DAY OF August, 2001

Ray J. Jones
PRINT NAME
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 29th DAY OF August, 2001

Charles A. Kohler, P.E.
CHARLES A. KOHLER, P.E. CHARLES T. 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
THOMAS C. MULLIS
FLORIDA CERTIFICATE NO. 3593
McKEE, ELLAND AND MULLIS
LAND SURVEYORS, INC.
ORANGE PARK, FLORIDA

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 78 thru 90, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 6th DAY OF September, 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, D, E, F, G, H, I, J AND K, 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 13th DAY OF June, 2001.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

WITNESS: Linda Hadden
WITNESS: Thomas H. Platt, Chairman
LINDA HADDEN
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, 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
LINDA K. HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 031512
MY COMMISSION EXPIRES: 6-23-05

Linda K. Hadden
MY COMMISSION # DD 031512
EXPIRES: June 23, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

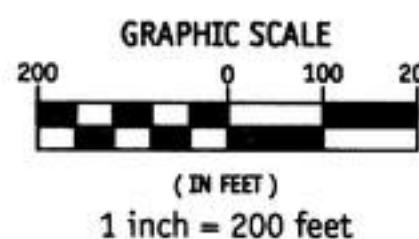
PINE LAKE UNIT ONE AT EAGLE HARBOR

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

PLAT BOOK 36 PAGE 80

SHEET 3 OF 13 SHEETS

29767_Pine_Lake1.dwg Tuesday - Jul 24, 2001 04:02PM * View: K *
"TYPE 1 SUBDIVISION"



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) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 5) 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.
- 6) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 7) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 8) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120064-0155, DATED NOVEMBER 4, 1992, AND ARE APPROXIMATE ONLY.
- 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: 2870 SQUARE FEET ±
- 11) 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.

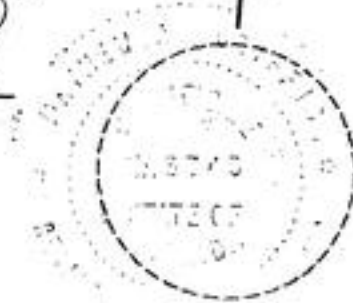
TRACT AREAS	
TRACT "A"	= 0.1303 ACRES ±
TRACT "B"	= 0.0491 ACRES ±
TRACT "C"	= 0.0945 ACRES ±
TRACT "D"	= 0.0247 ACRES ±
TRACT "E"	= 4.1114 ACRES ±
TRACT "F"	= 0.1270 ACRES ±
TRACT "G"	= 0.0584 ACRES ±
TRACT "H"	= 0.5222 ACRES ±
TRACT "I"	= 2.6207 ACRES ±
TRACT "J"	= 0.5472 ACRES ±
TRACT "K"	= 0.2223 ACRES ±
TRACT "L"	= 0.4019 ACRES ±
TRACT "M"	= 1.4044 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.I.- ANGLE POINT IN LINE
P.C.C.- POINT OF COMPOUND CURVATURE
ESMT.- EASEMENT
C.E.C.- CLAY ELECTRIC COOPERATIVE, INC.
C.D.D.- THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT
C/L- CENTERLINE
CH- CHORD DISTANCE
CB- CHORD BEARING
L- ARC LENGTH
P.B.- PLAT BOOK
T-4-S- TOWNSHIP 4 SOUTH
R-26-E- RANGE 26 EAST
O.R.B.- OFFICIAL RECORDS BOOK

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 14TH DAY OF JUNE, 2001.

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



PREPARED BY:
MCKEE, ELLAND AND MULLIS
LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA 32075

O.R.B. 1027, Pages 629

5 = Sheet Number



FLEMING ISLAND NAVY FIELD
(abandoned)

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

POINT OF COMMENCEMENT

UNPLATTED LANDS
ZONING: D.R.I. P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE

UNPLATTED LANDS
ZONING: D.R.I. P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE

CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
PARCEL "E"

CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
PARCEL "E"

UNPLATTED LANDS
ZONING: D.R.I. P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE

O.R.B. 1716, PAGE 2051

UNPLATTED LANDS
ZONING: D.R.I. P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
OWNER: ARCS COMMERCIAL MORTGAGE

1" = 200'



DEER RUN REPLAT
PLAT BOOK 16 PAGES 26 & 27

POINT OF BEGINNING
N 89°57'08" E
484.74'

N 18°09'31" W
3.889.81'

EAST WEST PARKWAY

TOWNCENTER BOULEVARD

SECTION 5, T-5-S, R-26-E
SECTION 4, T-5-S, R-26-E

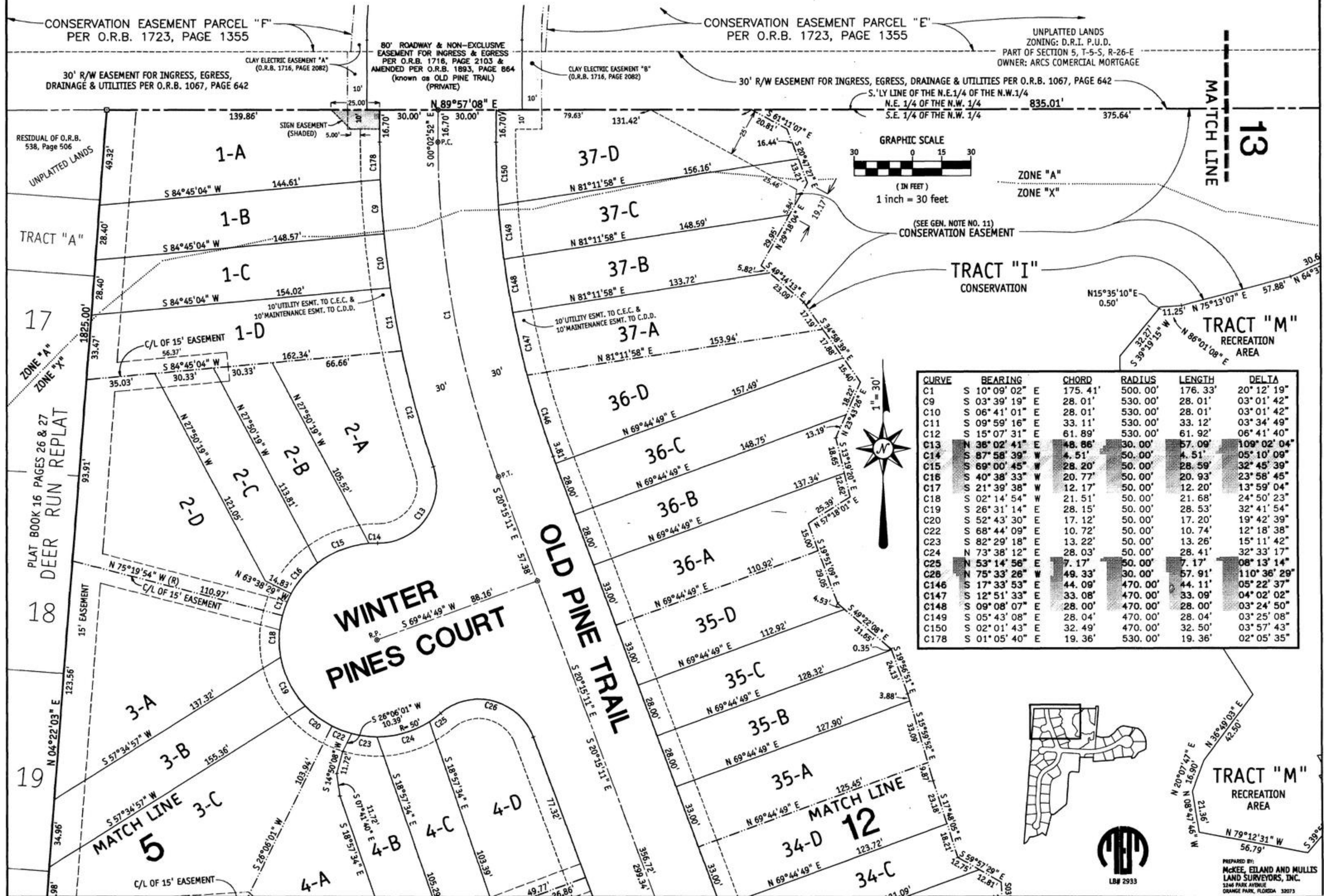
PINE LAKE UNIT ONE AT EAGLE HARBOR

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

PLAT BOOK 36 PAGE 81

SHEET 4 OF 13 SHEETS

29767_Pine_Lake1.dwg Wednesday - Jul 25, 2001 02:02PM * View: 1 *
"TYPE 1 SUBDIVISION"



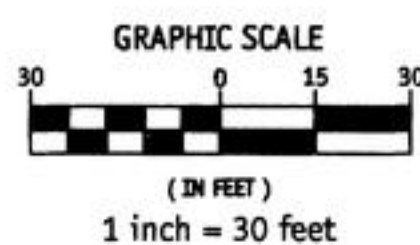
PINE LAKE UNIT ONE AT EAGLE HARBOR

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

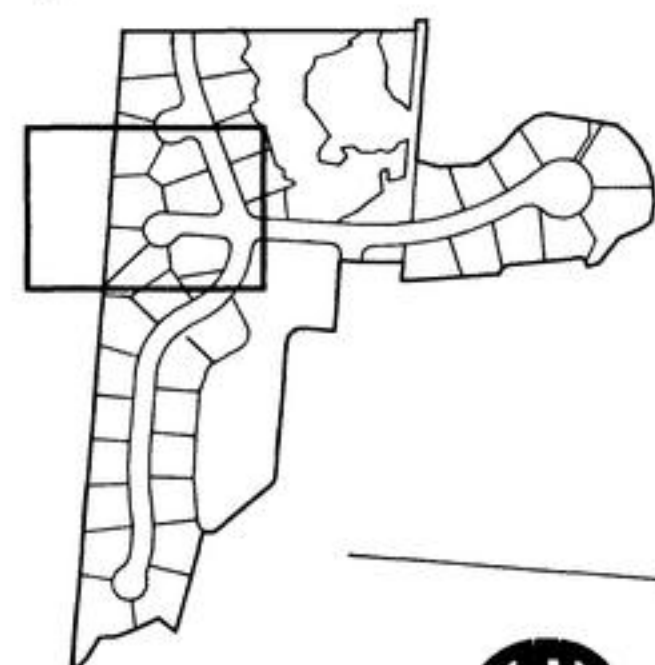
PLAT BOOK 36 PAGE 82

SHEET 5 OF 13 SHEETS

29767_Pine_Lake1.dwg Tuesday - Jul 24, 2001 03:47PM * View: 2 *
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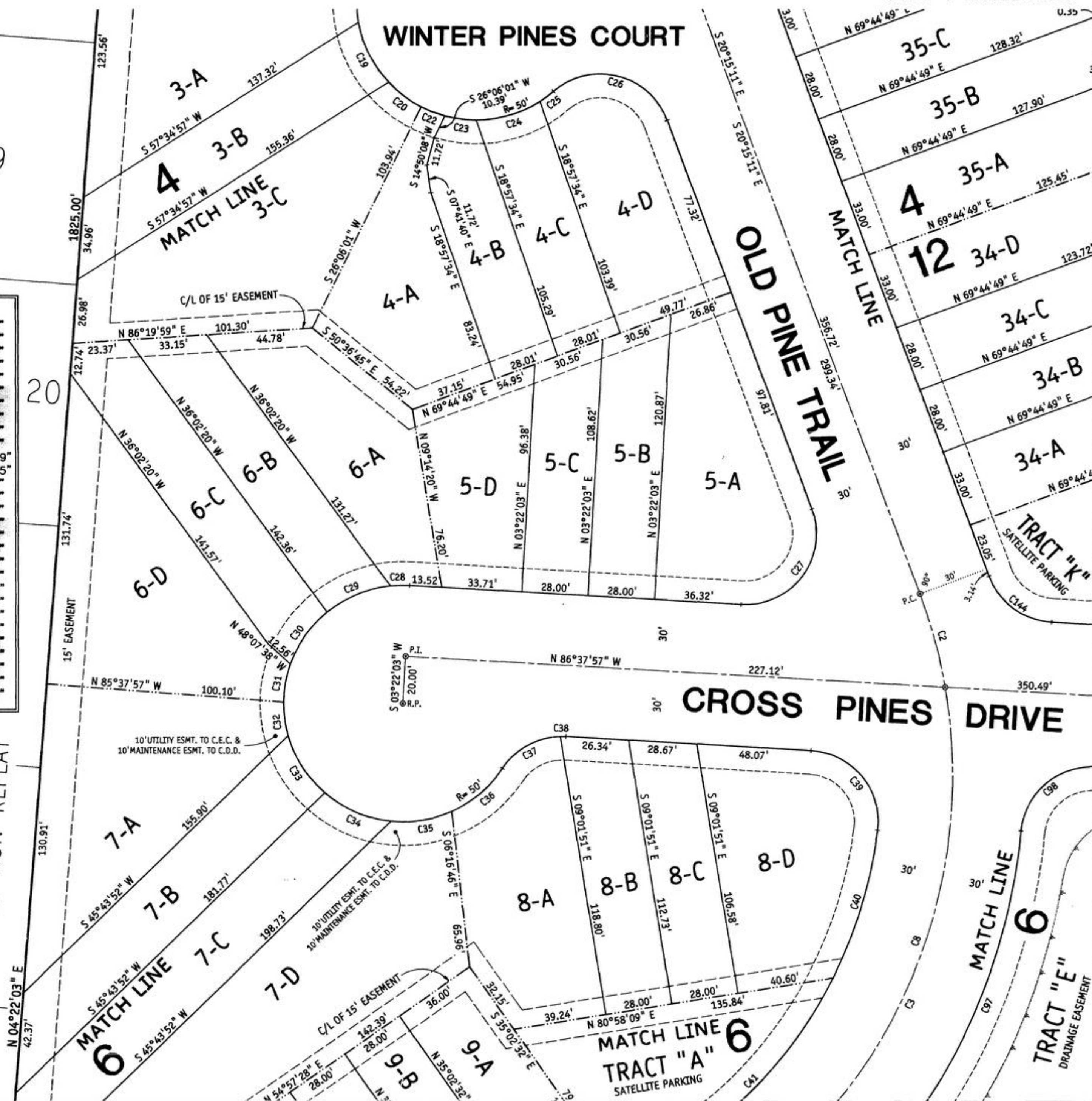
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	N 14° 55' 09" W	40.90'	220.00'	40.96'	10° 40' 05"
C3	N 25° 57' 41" E	255.80'	220.00'	272.98'	71° 05' 34"
C8	N 20° 37' 38" E	287.97'	220.00'	313.94'	81° 45' 39"
C19	S 13° 06' 38" E	22.37'	50.00'	22.56'	25° 51' 03"
C20	S 52° 43' 30" E	17.12'	50.00'	17.20'	19° 42' 39"
C21	S 58° 28' 24" E	10.70'	50.00'	10.72'	12° 18' 51"
C22	S 68° 44' 09" E	10.72'	50.00'	10.74'	12° 18' 38"
C23	S 82° 29' 18" E	13.22'	50.00'	13.26'	15° 11' 42"
C24	N 73° 38' 12" E	28.03'	50.00'	28.41'	32° 33' 17"
C25	N 53° 14' 56" E	7.17'	50.00'	7.17'	08° 13' 14"
C26	N 75° 33' 26" W	49.33'	30.00'	57.91'	110° 36' 29"
C27	N 36° 33' 26" E	50.21'	30.00'	59.49'	113° 37' 15"
C28	S 88° 43' 00" W	8.11'	50.00'	8.12'	09° 18' 07"
C29	S 67° 20' 20" W	28.78'	50.00'	29.19'	33° 27' 13"
C30	S 35° 03' 28" W	26.81'	50.00'	27.15'	31° 06' 30"
C31	S 10° 04' 55" W	16.37'	50.00'	16.44'	18° 50' 35"
C32	S 07° 30' 20" E	14.20'	50.00'	14.25'	16° 19' 55"
C33	S 32° 18' 12" E	28.62'	50.00'	29.03'	33° 15' 48"
C34	S 66° 32' 53" E	30.26'	50.00'	30.74'	35° 13' 35"
C35	N 80° 49' 29" E	25.91'	50.00'	26.20'	30° 01' 41"
C36	N 49° 35' 21" E	27.94'	50.00'	28.31'	32° 26' 35"
C37	S 61° 09' 38" W	27.98'	30.00'	29.10'	55° 35' 09"
C38	N 88° 50' 22" W	2.31'	30.00'	2.31'	04° 24' 51"
C39	N 39° 43' 03" W	43.82'	30.00'	49.13'	93° 49' 49"
C40	N 17° 04' 58" E	65.23'	190.00'	65.56'	19° 46' 09"
C41	N 44° 14' 14" E	112.82'	190.00'	114.54'	34° 32' 27"
C97	N 22° 54' 07" E	149.08'	250.00'	151.38'	34° 41' 38"
C98	S 49° 27' 41" W	41.61'	30.00'	45.98'	87° 48' 45"
C144	S 53° 26' 34" E	32.84'	30.00'	34.78'	66° 22' 45"



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

LB# 2933

PLAT BOOK 16 PAGES 26 & 27
DEER RUN REPLAT



PREPARED BY:
McKEE, ETLAND AND MULLIS
LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA 32067

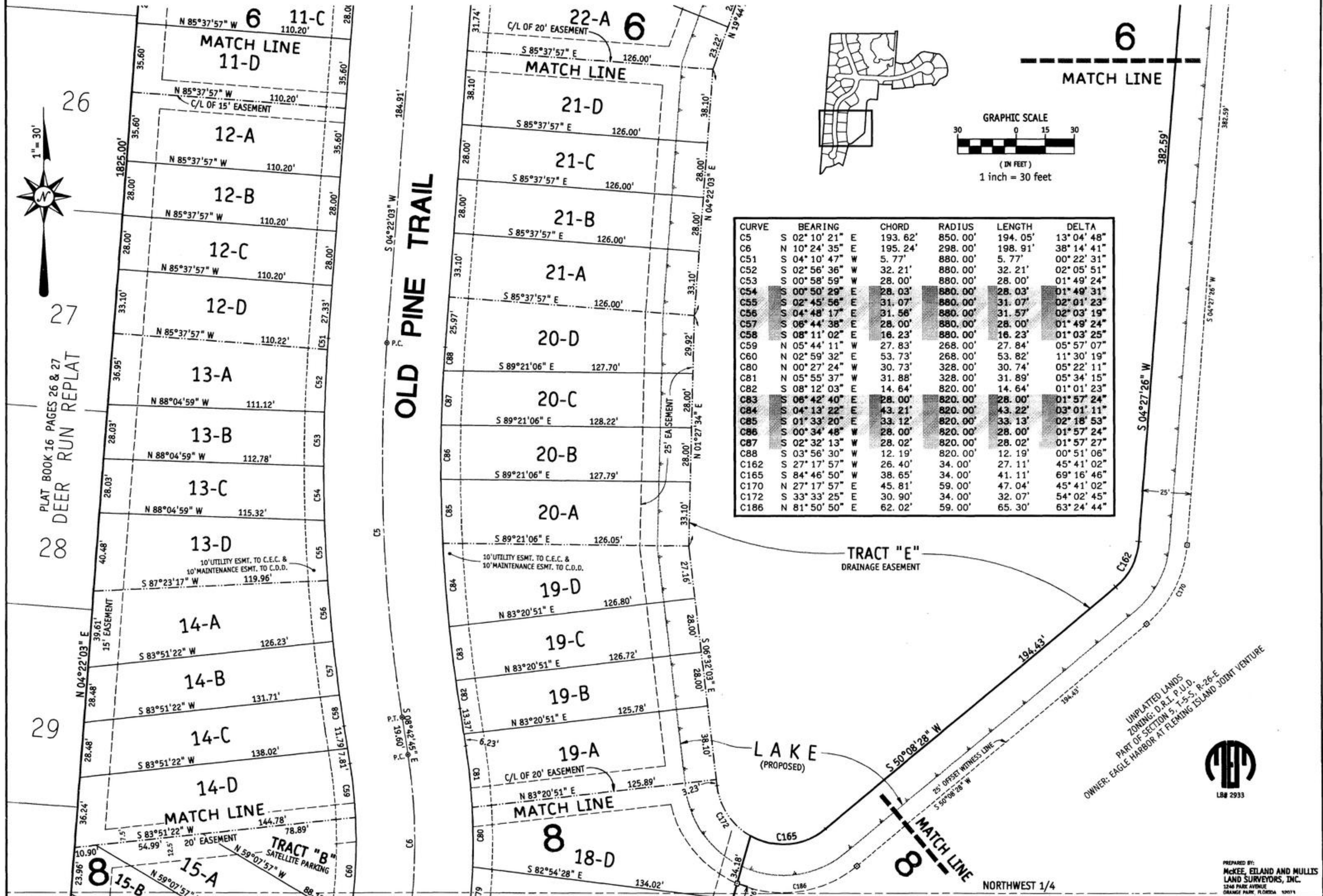
PINE LAKE UNIT ONE AT EAGLE HARBOR

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

PLAT BOOK 36 PAGE 84

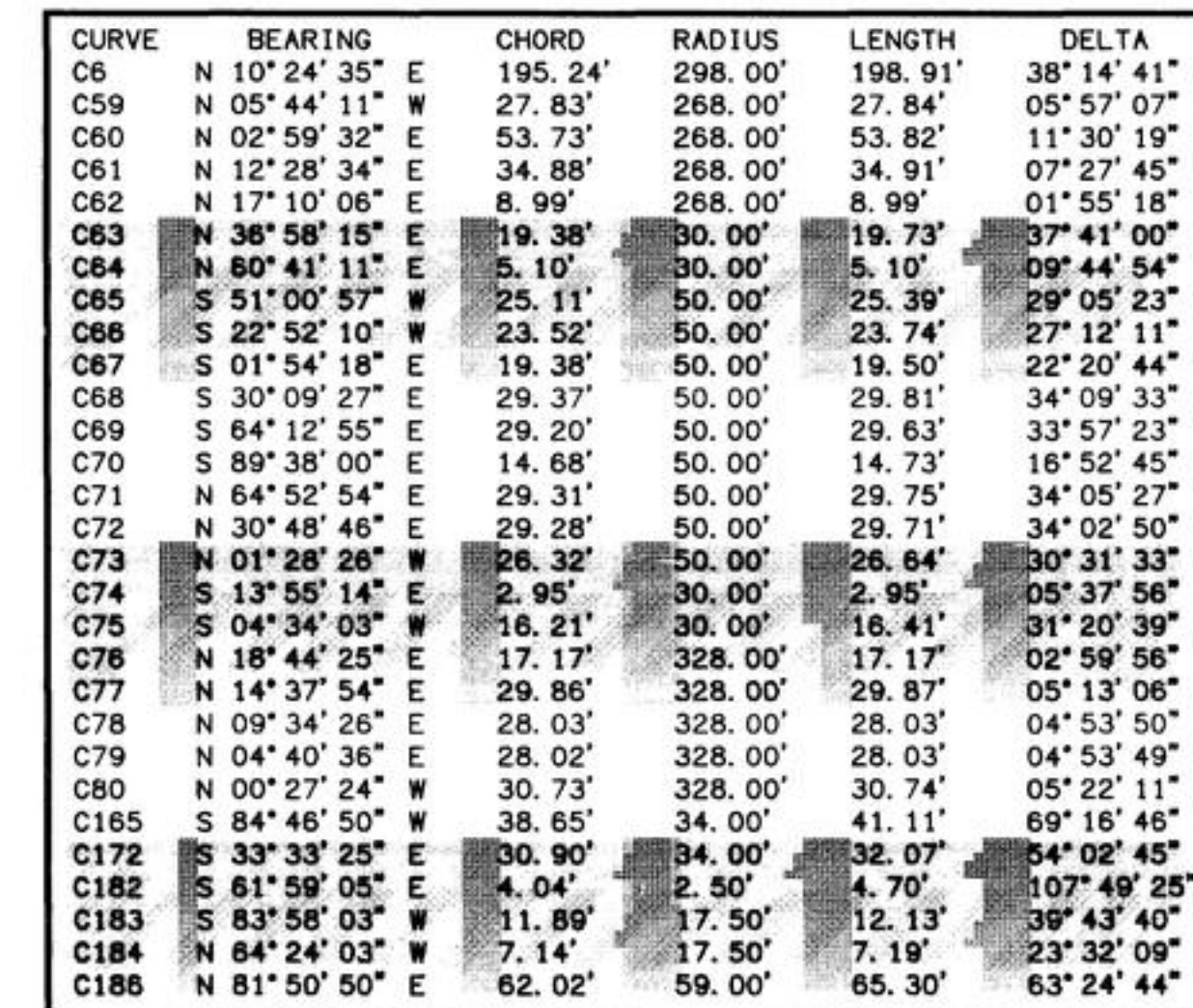
SHEET 7 OF 13 SHEETS

29767_Pine_Lake1.dwg Tuesday - Jul 24, 2001 03:49PM * View: 4 *
"TYPE 1 SUBDIVISION"



SHEET 8 OF 13 SHEETS

29767_Pine_Lake1.dwg Wednesday - Jul 25, 2001 01:56PM * View: 5 *
"TYPE 1 SUBDIVISION"



PINE LAKE UNIT ONE AT EAGLE HARBOR

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

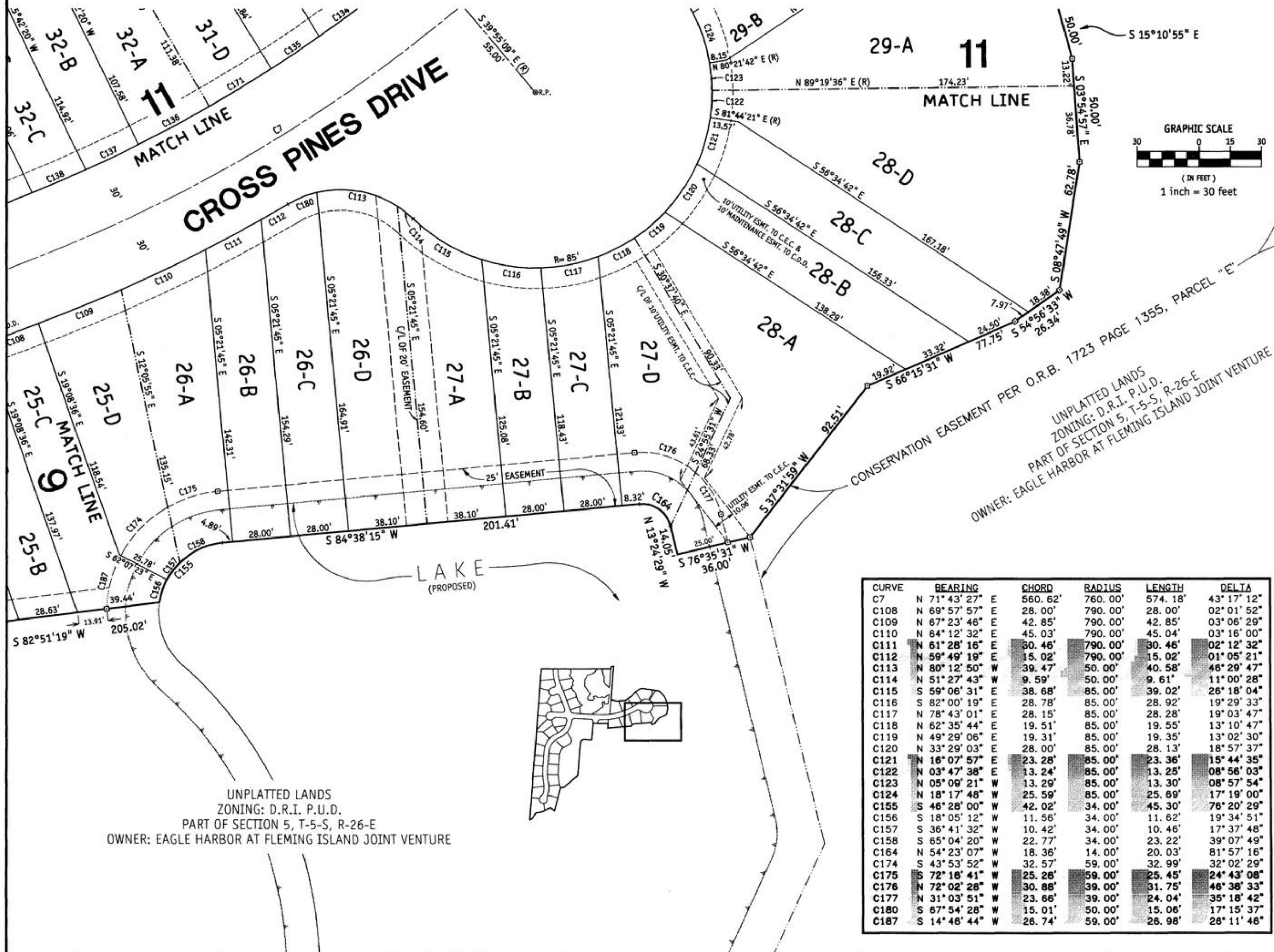
PLAT BOOK 36

PAGE 87

SHEET 10 OF 13 SHEETS

29767_Pine_Lake1.dwg Tuesday - Jul 24, 2001 03:56PM * View: 7 *

"TYPE 1 SUBDIVISION"



LB# 2933

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

PINE LAKE UNIT ONE AT EAGLE HARBOR

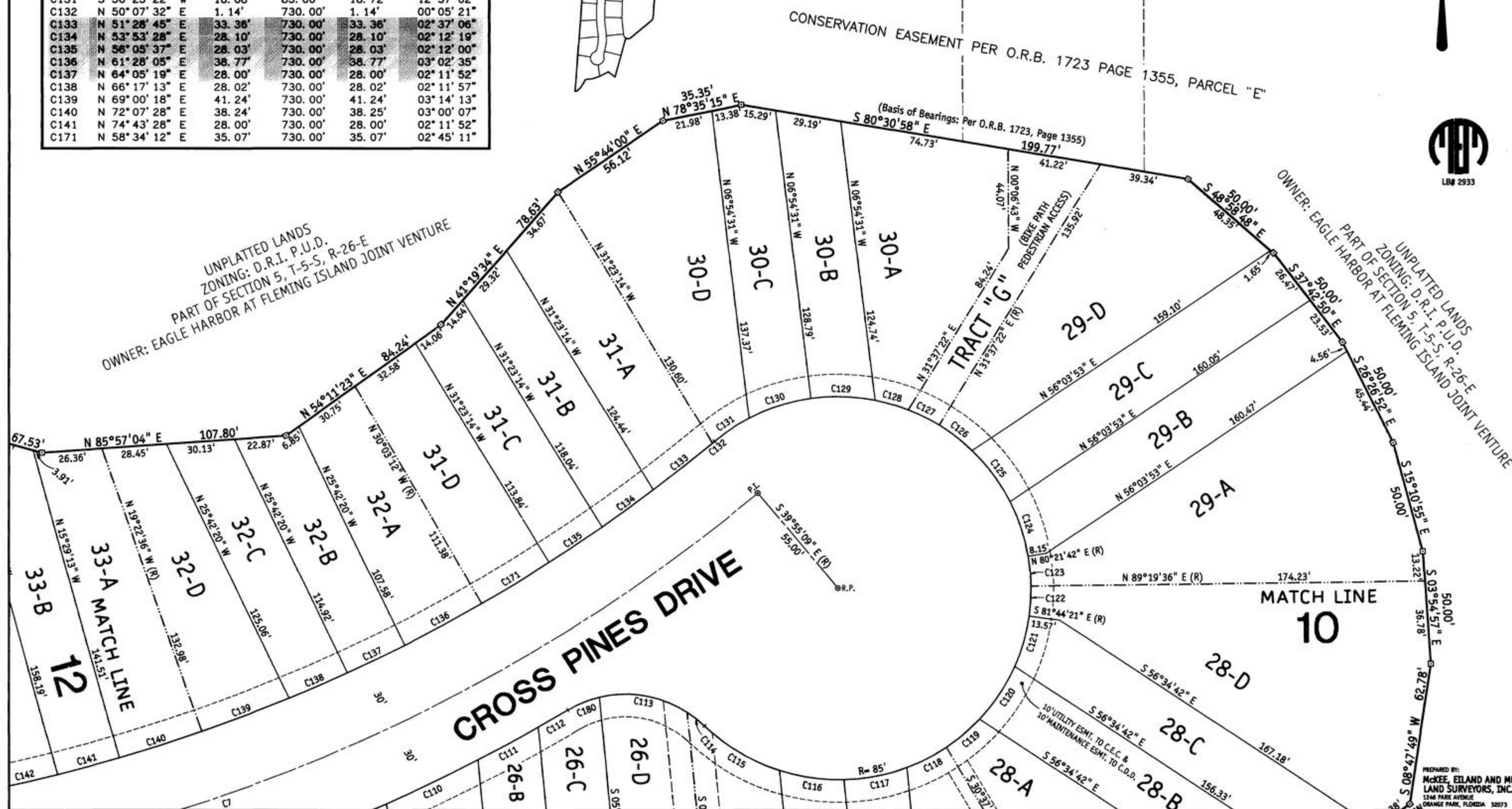
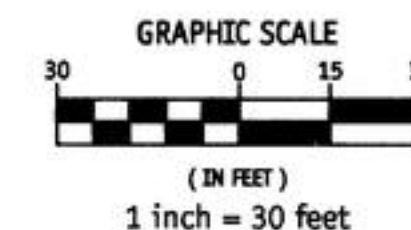
PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 36 PAGE 98

SHEET 11 OF 13 SHEETS

29767_Pine_Lake1.dwg Wednesday - Jul 25, 2001 01:59PM * View: 8 *
"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C7	N 71° 43' 27" E	560.62'	760.00'	574.18'	43° 17' 12"
C119	N 49° 29' 06" E	19.31'	85.00'	19.35'	13° 02' 30"
C120	N 33° 29' 03" E	28.00'	85.00'	28.13'	18° 57' 37"
C121	N 16° 07' 57" E	23.28'	85.00'	23.36'	15° 44' 35"
C122	N 03° 47' 38" E	13.24'	85.00'	13.25'	08° 56' 03"
C123	N 05° 09' 21" W	13.29'	85.00'	13.30'	08° 57' 54"
C124	N 18° 17' 48" W	25.59'	85.00'	25.69'	17° 19' 00"
C125	N 36° 26' 40" W	28.03'	85.00'	28.16'	18° 58' 43"
C126	N 52° 09' 19" W	18.42'	85.00'	18.46'	12° 28' 37"
C127	N 63° 27' 33" W	15.06'	85.00'	15.08'	10° 09' 51"
C128	N 73° 41' 04" W	15.24'	85.00'	15.26'	10° 17' 10"
C129	N 88° 24' 50" W	28.31'	85.00'	28.44'	19° 10' 21"
C130	S 72° 20' 56" W	28.50'	85.00'	28.63'	19° 18' 06"
C131	S 56° 23' 22" W	18.68'	85.00'	18.72'	12° 37' 02"
C132	N 50° 07' 32" E	1.14'	730.00'	1.14'	00° 05' 21"
C133	N 51° 28' 45" E	33.36'	730.00'	33.36'	02° 37' 06"
C134	N 53° 53' 28" E	28.10'	730.00'	28.10'	02° 12' 19"
C135	N 56° 05' 37" E	28.03'	730.00'	28.03'	02° 12' 00"
C136	N 61° 28' 05" E	38.77'	730.00'	38.77'	03° 02' 35"
C137	N 64° 05' 19" E	28.00'	730.00'	28.00'	02° 11' 52"
C138	N 66° 17' 13" E	28.02'	730.00'	28.02'	02° 11' 57"
C139	N 69° 00' 18" E	41.24'	730.00'	41.24'	03° 14' 13"
C140	N 72° 07' 28" E	38.24'	730.00'	38.25'	03° 00' 07"
C141	N 74° 43' 28" E	28.00'	730.00'	28.00'	02° 11' 52"
C171	N 58° 34' 12" E	35.07'	730.00'	35.07'	02° 45' 11"



PINE LAKE UNIT ONE AT EAGLE HARBOR

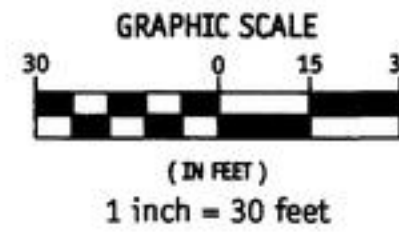
PART OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 36 PAGE 89

SHEET 12 OF 13 SHEETS

29767_Pine_Lake1.dwg Tuesday - Jul 24, 2001 03:58PM * View: 9 *
"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	N 14° 55' 09" W	40.90'	220.00'	40.96'	10° 40' 05"
C7	N 71° 43' 27" E	560.62'	760.00'	574.18'	43° 17' 12"
C8	N 20° 37' 38" E	287.97'	220.00'	313.94'	81° 45' 39"
C99	N 41° 05' 15" W	42.83'	30.00'	47.69'	91° 05' 23"
C100	S 47° 55' 24" W	41.28'	30.00'	45.52'	86° 55' 56"
C101	N 88° 02' 41" E	92.18'	790.00'	92.23'	06° 41' 22"
C102	N 83° 11' 06" E	41.78'	790.00'	41.78'	03° 01' 49"
C103	N 80° 39' 13" E	28.02'	790.00'	28.02'	02° 01' 57"
C104	N 78° 37' 19" E	28.00'	790.00'	28.00'	02° 01' 51"
C105	N 76° 30' 43" E	30.18'	790.00'	30.18'	02° 11' 21"
C141	N 74° 43' 28" E	28.00'	730.00'	28.00'	02° 11' 52"
C142	N 76° 55' 23" E	28.02'	730.00'	28.03'	02° 11' 59"
C143	N 80° 21' 22" E	59.44'	730.00'	59.45'	04° 39' 59"
C144	S 53° 26' 34" E	32.84'	30.00'	34.76'	66° 22' 45"
C168	N 89° 13' 34" E	105.44'	730.00'	105.53'	08° 16' 58"
C181	N 83° 53' 13" E	30.52'	730.00'	30.52'	02° 23' 44"



TRACT "M"
RECREATION AREA

CONSERVATION EASEMENT
(SEE GEN. NOTE NO. 11)

TRACT "I"
CONSERVATION

TRACT "H"
RECREATION AREA

TRACT "K"
SATELLITE PARKING

CROSS PINES DRIVE

TRAILWOOD DRIVE

TRACT "F"
SATELLITE PARKING

TRACT "E"
DRAINAGE EASEMENT

LAKE
(PROPOSED)

MATCH LINE



13
MATCH LINE

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
O.R.B. 1723 PAGE 1355, PARCEL "E"
UNPLATTED LANDS
ZONING: D.R.L. P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
CONSERVATION EASEMENT PER
O.R.B. 1723 PAGE 1355, PARCEL "E"

33-A 11
MATCH LINE

33-C

33-D

24-C
24-D
24-B
24-A

PREPARED BY:
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LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA 32073

29767_Pine_Lake1.dwg Monday - Jul 30, 2001 09:02AM * View: 10 *
"TYPE 1 SUBDIVISION"

29767_Pine_Lake1.dwg Monday - Jul 30, 2001 09:02AM * View: 10 *
"TYPE 1 SUBDIVISION"



GRAPHIC SCALE

(IN FEET)
1 inch = 30 feet



ORANGE TREE PROPERTIES, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1943, PAGE 1687, 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 IT'S OWN BEHALF BY ITS GENERAL PARTNERS.

WITNESS *John S. Adams*
PRINT NAME JOHN S. ADAMS
WITNESS *Thomas C. Mullis*
PRINT NAME THOMAS C. MULLIS

8Y ORANGE TREE PROPERTIES, LTD.,
A FLORIDA LIMITED PARTNERSHIP, AS
A SUCCESSOR BY CONVERSION OF
ORANGE TREE PROPERTIES,
A FLORIDA GENERAL PARTNERSHIP

BY: Gerald R. Agresti
GERALD R. AGRESTI, GENERAL PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 2nd DAY OF AUGUST, 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. PD 031074
MY COMMISSION EXPIRES: 7-20-05



Commission # DD 04116
Expires July 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

SIGNED IN THE PRESENCE OF
WITNESS John S. Adams
PRINT NAME JOHN S. ADAMS
WITNESS Thomas C. Mullis
PRINT NAME Thomas C. Mullis

ORANGE TREE PROPERTIES, LTD.,
A FLORIDA LIMITED PARTNERSHIP, AS
A SUCCESSOR BY CONVERSION OF
ORANGE TREE PROPERTIES,
A FLORIDA GENERAL PARTNERSHIP

BY: Raymond L. Johnson
RAYMOND L. JOHNSON, GENERAL PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 24 DAY OF AUGUST, 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. TD 031074
MY COMMISSION EXPIRES: 7-20-05



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

— CONSERVATION EASEMENT PER O.R.B. 1723 PAGE 1355,
UNPLATTED LANDS
ZONING: D.R.I. P.U.D.
PART OF SECTION 5, T-5-S, R-26-E
OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE

MORTGAGED PROPERTY
INDICATED BY SHADED AREA

SEE SHEET 11

N 41°19'34" E 29.32' 14.64'

N 55°44' 56.12'

30-D

78.63' 34.67'

N 31°23'14" W

31-A

124.44'

31-B

31-C

N 31°23'14" W

N 31°23'14" W

PREPARED BY:
MCKEE, EILAND AND M...

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