

ROLANDS WAY AT EAGLE HARBOR

A REPLAT OF BLOCK "H" (EXCEPTING THEREFROM LOTS 6 THROUGH 12) AND BLOCK "M", TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, ALL IN NEILHURST SECTION ONE, ACCORDING TO PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

33451cap.dwg Wednesday - Oct 26, 2005 01:26PM * View: Cap *
"TYPE 1 SUBDIVISION"

19.214 acres ±
CURRENT ZONING: P.U.D. (SETBACKS: AS PER P.U.D., NEIGHBORHOOD TYPE "A")

CAPTION

BLOCK "H" (EXCEPTING THEREFROM LOTS 6 THROUGH 12) AND BLOCK "M", TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, ALL IN NEILHURST SECTION ONE, ACCORDING TO PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Total number of lots = 49
Total number of tracts = 3

NOTES REGARDING UTILITY 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 COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT OR 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. THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND/OR 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.
- 3) WHERE A THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT AND/OR CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND/OR 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 THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT'S FACILITIES AND/OR CLAY COUNTY UTILITY AUTHORITY FACILITIES.
- 4) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.D.D. AND C.C.U.A. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), ITS SUCCESSORS AND ASSIGNS, AND CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.
- 5) ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE INC.(C.E.C.).

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 17th DAY OF Nov., 2005

Thad Crowe
THAD CROWE
DIRECTOR, DEPARTMENT OF PLANNING

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 13th DAY OF January, 2005, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

Fritz A. Behring *Glenn R. Lassiter*
FRITZ A. BEHRING CHAIRMAN
GLENN R. LASSITER
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 49 PAGES 49 thru 54 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 17th DAY OF January, 2005.

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

ADOPTION AND DEDICATION

(STREET 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 AND DEVELOPER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ROLANDS WAY 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 CIRCLE, EASEMENTS FOR DRAINAGE, AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES 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./C.C.U.A. UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS. THE PRIVATE EASEMENT FOR DRAINAGE SHOWN ON THIS PLAT IS HEREBY IRREVOCABLY DEDICATED TO ROLANDS WAY AT EAGLE HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THEIRS. THE NATURAL VEGETATIVE BUFFER EASEMENT IS DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE NON-ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND ARE FOR THE PURPOSE OF PROHIBITING ALL MOTOR VEHICLE AND DRIVEWAY OR OTHER ROADWAY ACCESS TO, FROM OR THROUGH ANY OF THE LANDS UPON WHICH SUCH NON-ACCESS EASEMENTS ARE LOCATED BY WAY OF LAKESHORE DRIVE WEST AND WHITE OWL ROAD SITUATED IMMEDIATELY PROXIMATE TO SUCH NON-ACCESS EASEMENTS. THE EASEMENTS FOR MASONRY WALL PURPOSES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

(TRACT)

(CONTINUED)

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

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 28 DAY OF OCT., 2005.

Matthew A. Griffis
Matthew A. Griffis
Fla. Professional Land Surveyor No. 3743
2554 Blanding Boulevard, Suite "N"
Middleburg, Florida, 32068



ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT IS SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENT HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEM WHICH THIS EASEMENT TRAVERSES 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 CIRCLE; 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 EASEMENT BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACT A 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 FILTRATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACT IS CONVEYED TO AN OWNERS 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 THIS EASEMENT TRAVERSES OR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DISTRICT OR OWNERS ASSOCIATION (IF CONVEYED);

(3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE OR 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 ROLANDS WAY AT EAGLE HARBOR. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, SHALL BE BOUND BY AND 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:

Kathleen M. Willem
Kathleen M. Willem
WITNESS
Kathleen M. Willem
Kathleen M. Willem
PRINT NAME
Collette J. Borell
Collette J. Borell
WITNESS
Collette J. Borell
Collette J. Borell
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION

BY: *Leonard H. Ronnie, Jr.*
LEONARD H. RONNIE, JR., PRESIDENT

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2005, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

Johanna Cury
JOHANNA CURY
Notary Public, State of New Jersey
My Commission Expires October 5, 2010

BY EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ITS GENERAL PARTNER

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

BY: *Roger S. Arrowsmith*
ROGER S. ARROWSMITH, PRESIDENT

SIGNED IN THE PRESENCE OF:

Steve Andersen
Steve Andersen
WITNESS
Belinda Thrice
Belinda Thrice
PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF Oct, 2005, BY ROGER S. ARROWSMITH, PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. ROGER S. ARROWSMITH 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 EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

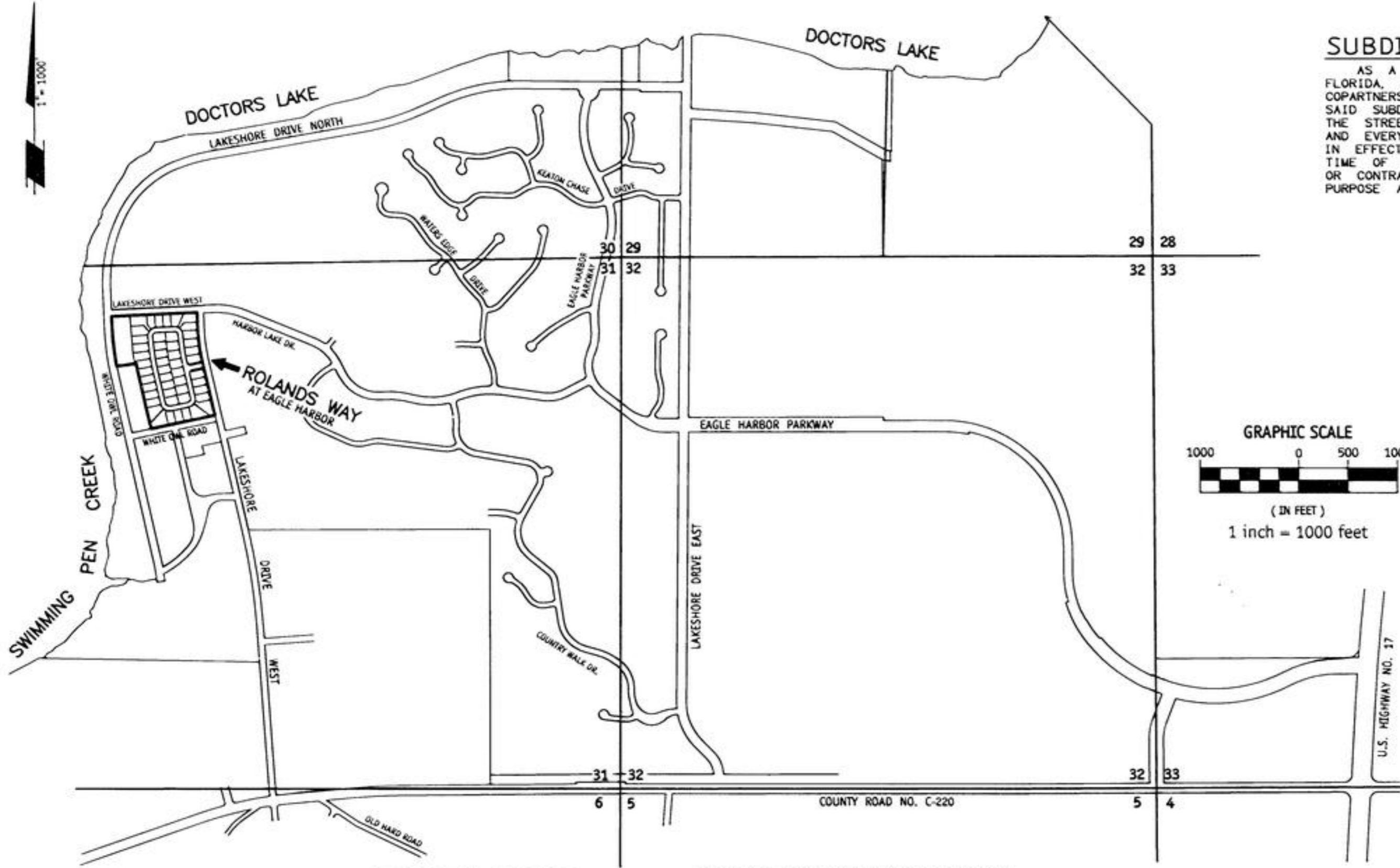
Karin N. Rager
KARIN N. RAGER
PLACE NOTARY STAMP BELOW



ROLANDS WAY AT EAGLE HARBOR

A REPLAT OF BLOCK "H" (EXCEPTING THEREFROM LOTS 6 THROUGH 12) AND BLOCK "M", TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, ALL IN NEILHURST SECTION ONE, ACCORDING TO PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

33451vic.dwg Wednesday - Oct 26, 2005 01:33PM * View: Vic *
"TYPE 1 SUBDIVISION"



VICINITY SKETCH

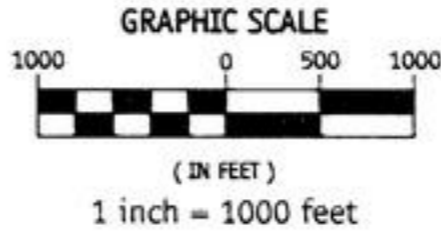
SUBDIVISION IMPROVEMENT GUARANTEE

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:
 Witness: Kathleen M. Willemia
 PRINT NAME: Kathleen M. Willemia
 Witness: Collette F. Borell
 PRINT NAME: Collette F. Borell

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE
 BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
 ITS GENERAL PARTNER
 BY: Leonard H. Ronnie, Jr.
 LEONARD H. RONNIE, JR., PRESIDENT



STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2005, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

Johanna Curry
 PLACE NOTARY STAMP BELOW
 JOHANNA CURRY
 Notary Public, State of New Jersey
 My Commission Expires October 5, 2010

SIGNED IN THE PRESENCE OF:
 Witness: Steve Andersen
 PRINT NAME: Steve Andersen
 Witness: Bethesda Tharpe
 PRINT NAME: Bethesda Tharpe

BY EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ITS GENERAL PARTNER
 BY EAST WEST PARTNERS OF JACKSONVILLE, INC. A VIRGINIA CORPORATION, ITS SOLE GENERAL PARTNER
 BY: Roger S. Arrowsmith
 ROGER S. ARROWSMITH, PRESIDENT

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 18 DAY OF November, 2005
Cheryl Miller
 CHERYL MILLER
 DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 12th DAY OF JANUARY, 2005
Charles T. Dy
 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, THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF SAID CHAPTER. SIGNED THIS 28th DAY OF October, 2005.

John S. (Steve) Adams
 John S. (Steve) Adams
 Professional Land Surveyor No. 4469
 McKee, Eiland and Mullis
 Land Surveyors, Inc.
 615 Blanding Boulevard
 Orange Park, Florida 32073-5058

FORM OF ACCEPTANCE OF DEDICATION

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF THOSE EASEMENTS AND TRACTS A, B AND C 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 8th DAY OF November, 2005.

SIGNED IN THE PRESENCE OF:
 Witness: Steve Andersen
 PRINT NAME: Steve Andersen
 Witness: Ron E. Kolar
 PRINT NAME: Ron E. Kolar

COMMUNITY DEVELOPMENT DISTRICT THE CROSSINGS AT FLEMING ISLAND
 BY: Jenise G. Whitmore
 JENISE G. WHITMORE, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November, 2005, BY JENISE WHITMORE, WELL KNOWN TO ME TO BE THE CHAIRMAN 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 HER 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.

Kari N. Rager
 PLACE NOTARY STAMP BELOW

KARI N. RAGER
 MY COMMISSION # DD 229637
 EXPIRES: July 7, 2007
 Bonded This Notary Public Underwritten

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF Oct, 2005, BY ROGER S. ARROWSMITH, PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. ROGER S. ARROWSMITH 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 EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME.

Kari N. Rager
 PLACE NOTARY STAMP BELOW
 KARI N. RAGER
 MY COMMISSION # DD 229637
 EXPIRES: July 7, 2007
 Bonded This Notary Public Underwritten

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

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

UTILITIES SUPPLIERS:
 WATER, SEWER AND FIRE MAIN
 CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FLORIDA 32068-3907

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



PREPARED BY:
 McKEE, EILAND AND MULLIS
 LAND SURVEYORS, INC.
 615 Blanding Boulevard
 Orange Park, Florida 32073-5058

ROLANDS WAY AT EAGLE HARBOR

A REPLAT OF BLOCK "H" (EXCEPTING THEREFROM LOTS 6 THROUGH 12) AND BLOCK "M", TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, ALL IN NEILHURST SECTION ONE, ACCORDING TO PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

TRACT AREAS	
TRACT "A"	2.09 ACRES ±
TRACT "B"	0.04 ACRES ±
TRACT "C"	0.04 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.L.- ANGLE POINT IN LINE
 - UTIL.- UTILITY
 - ESMT.- EASEMENT
 - C.E.C.- CLAY ELECTRIC COOPERATIVE, INC.
 - C.D.D.- THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
 - C.C.U.A.- CLAY COUNTY UTILITY AUTHORITY
 - 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
 - GOV."T"- GOVERNMENT
 - C.M. - CONCRETE MONUMENT
 - S.R.D.- STATE ROAD DEPT.

(H) = BLOCK NUMBER PER P.B. 2, PAGE 45
 (S) = Sheet Number

GENERAL NOTES:

- 1) (S) DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M. - LB 2933")
- 2) SEE O.R.B. 2524, PAGE 1096 FOR RIGHT-OF-WAY EASEMENTS TO CLAY ELECTRIC COOPERATIVE, INC.
- 3) (S) DENOTES PERMANENT CONTROL POINT. ("PCP LB 2933")
- 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 WERE SCALED FROM FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0155 D, DATED NOVEMBER 4, 1992, AND ARE APPROXIMATE ONLY.
- 8) C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUBORDINATE TO CO-EXISTING EASEMENTS FOR DRAINAGE HEREBY DEDICATED TO CLAY COUNTY, FLORIDA.
- 9) MINIMUM LOT SIZE: 10,405 SQUARE FEET ±
- 10) THE NATURAL VEGETATIVE BUFFER EASEMENT IS AN AREA THAT IS TO REMAIN UNDISTURBED BY LOT OWNERS.

ALSO SEE THESE MATTERS:

- 1) BLOCK "H" (EXCEPTING LOTS 6 THRU 11 AND LOT 16) & BLOCK "M", (EXCEPTING LOTS 4, 25 & 26), TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, NEILHURST SECTION ONE ACCORDING TO PLAT BOOK 2, PAGE 45, ARE INCLUDED IN NOTICES RECORDED IN O.R.B. 1817, PAGE 782, O.R.B. 1701, PAGE 1204, O.R.B. 2288, PAGE 1689, O.R.B. 2458, PAGE 695, AND O.R.B. 2477, PAGE 1945. ALSO SEE O.R.B. 1197, PAGE 644, O.R.B. 1394, PAGE 1998 AND O.R.B. 1448, PAGE 594.
- 2) CAPTIONED PROPERTY IS DESCRIBED BULK SERVICE AGREEMENT RECORDED IN O.R.B. 2485, PAGE 1874, EXHIBIT "B".



The following lots (listed below) in Neilhurst Section One, recorded in Plat Book 2, page 45, of the Public Records of Clay County, Florida, are subject to the following Reservation by the Trustees of the Internal Improvement Fund of the State of Florida:

"There is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner."

Note: In regard to the above paragraph, the right of entry has been released pursuant to Chapter 270.11, Florida Statutes.

Block M: Lot 16 (Reservation per Deed Book 49, page 436, dated August 21, 1945)

Block H: Lots 1 to 5 & 12 to 15 & 17 to 26 (Reservation per Deed Book 50, page 430, dated December 6, 1945)

Block M: Lots 1 to 3, 5 to 15, 17 & 19 to 24 & 27 & 28 (Reservation per Deed Book 50, page 430, dated December 6, 1945)

Note: Item (6) (the 200' wide easement reservation for state road right-of-way as mentioned in both instruments), does not affect Captioned Property.



ROLANDS WAY AT EAGLE HARBOR

A REPLAT OF BLOCK "H" (EXCEPTING THEREFROM LOTS 6 THROUGH 12) AND BLOCK "M", TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, ALL IN NEILHURST SECTION ONE, ACCORDING TO PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

PLAT BOOK 49 PAGE 52

SHEET 4 OF 6 SHEETS

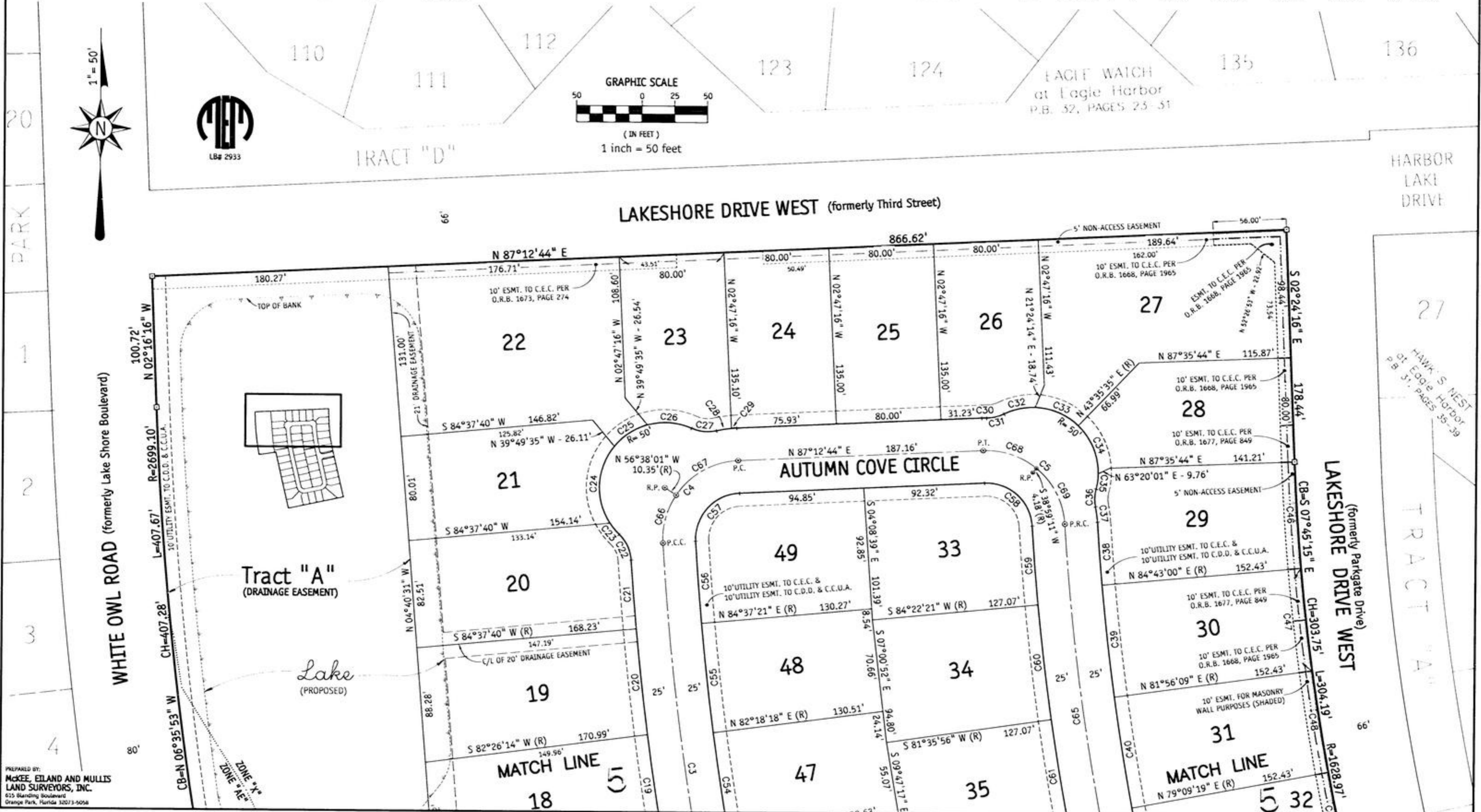
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"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C3	S 08° 22' 25" E	348.59'	2113.54'	348.99'	174.89'	09° 27' 38"
C4	S 41° 47' 04" W	85.48'	60.00'	95.14'	60.90'	90° 51' 20"
C5	N 48° 15' 30" W	84.15'	60.00'	93.26'	59.02'	89° 03' 31"
C19	S 08° 37' 29" E	79.27'	2138.54'	79.28'	39.64'	02° 07' 26"
C20	S 06° 28' 03" E	81.75'	2138.54'	81.76'	40.88'	02° 11' 25"
C21	S 04° 39' 54" E	52.79'	2138.54'	52.79'	26.40'	01° 24' 51"
C22	N 25° 09' 08" W	21.69'	30.00'	22.19'	11.63'	42° 23' 18"
C23	S 39° 51' 48" E	11.29'	50.00'	11.31'	5.68'	12° 57' 56"
C24	S 02° 49' 40" W	59.07'	50.00'	63.20'	36.61'	72° 25' 01"
C25	S 56° 36' 29" W	30.19'	50.00'	30.67'	15.83'	35° 08' 37"
C26	N 86° 01' 24" W	33.87'	50.00'	34.55'	18.00'	39° 35' 35"
C27	S 84° 46' 34" E	19.09'	30.00'	19.42'	10.07'	37° 05' 54"
C28	S 80° 34' 22" W	11.56'	85.00'	11.57'	5.79'	07° 47' 47"
C29	S 85° 50' 30" W	4.07'	85.00'	4.07'	2.03'	02° 44' 28"
C30	S 88° 28' 14" W	3.73'	85.00'	3.73'	1.87'	02° 31' 01"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C31	N 76° 37' 44" E	13.60'	30.00'	13.72'	6.98'	26° 12' 02"
C32	S 77° 36' 45" W	24.33'	50.00'	24.58'	12.54'	28° 10' 03"
C33	N 67° 21' 19" W	35.75'	50.00'	36.56'	19.14'	41° 53' 49"
C34	N 22° 50' 08" W	39.99'	50.00'	41.14'	21.81'	47° 08' 33"
C35	N 07° 35' 23" E	11.93'	50.00'	11.96'	6.01'	13° 42' 30"
C36	S 01° 20' 38" W	13.60'	30.00'	13.72'	6.98'	26° 12' 02"
C37	N 07° 44' 34" W	11.90'	85.00'	11.91'	5.96'	08° 01' 38"
C38	S 04° 30' 22" E	48.32'	1781.40'	48.32'	24.16'	01° 33' 15"
C39	S 06° 40' 25" E	86.45'	1781.40'	86.46'	43.24'	02° 46' 51"
C40	S 09° 27' 16" E	86.45'	1781.40'	86.46'	43.24'	02° 46' 51"
C46	S 03° 50' 38" E	81.84'	1628.97'	81.85'	40.93'	02° 52' 43"
C47	S 06° 40' 25" E	79.05'	1628.97'	79.06'	39.54'	02° 46' 51"
C48	S 09° 27' 16" E	79.05'	1628.97'	79.06'	39.54'	02° 46' 51"
C49	S 11° 58' 28" E	64.22'	1628.97'	64.23'	32.12'	02° 15' 33"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C54	S 08° 51' 13" E	84.47'	2088.54'	84.47'	42.24'	02° 19' 03"
C55	S 06° 32' 11" E	84.47'	2088.54'	84.47'	42.24'	02° 19' 03"
C56	S 04° 30' 38" E	63.21'	2088.54'	63.22'	31.61'	01° 44' 03"
C57	S 41° 47' 04" W	49.87'	35.00'	55.50'	35.53'	90° 51' 20"
C58	N 48° 15' 30" W	49.09'	35.00'	54.40'	34.43'	89° 03' 31"
C59	S 04° 40' 42" E	60.68'	1831.40'	60.68'	30.34'	01° 53' 54"
C60	S 07° 00' 52" E	88.65'	1831.40'	88.66'	44.34'	02° 46' 26"
C61	S 09° 47' 17" E	88.65'	1831.40'	88.66'	44.34'	02° 46' 26"
C65	S 08° 25' 00" E	295.24'	1806.40'	295.57'	148.11'	09° 22' 30"
C66	S 14° 51' 42" W	38.09'	60.00'	38.76'	20.08'	37° 00' 35"
C67	S 60° 17' 22" W	54.33'	60.00'	56.39'	30.47'	53° 50' 45"
C68	N 71° 54' 03" W	42.78'	60.00'	43.75'	22.90'	41° 46' 27"
C69	N 27° 22' 17" W	48.12'	60.00'	49.52'	26.27'	47° 17' 04"



ROLANDS WAY AT EAGLE HARBOR

A REPLAT OF BLOCK "H" (EXCEPTING THEREFROM LOTS 6 THROUGH 12) AND BLOCK "M", TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, ALL IN NEILHURST SECTION ONE, ACCORDING TO PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	N 32°25'23" E	85.63'	60.00'	95.35'	61.11'	91°03'17"
C2	S 57°34'37" E	84.07'	60.00'	93.14'	58.91'	88°56'43"
C3	S 08°22'25" E	348.59'	2113.54'	348.99'	174.89'	09°27'38"
C6	N 28°06'16" W	15.53'	30.00'	15.71'	8.04'	30°00'00"
C7	N 73°06'16" W	30.00'	30.00'	31.42'	17.32'	60°00'00"
C8	S 46°53'44" W	30.00'	30.00'	31.42'	17.32'	60°00'00"
C9	S 01°53'44" W	15.53'	30.00'	15.71'	8.04'	30°00'00"
C10	N 00°08'45" E	38.96'	85.00'	39.31'	20.02'	26°30'02"
C11	N 26°54'14" E	39.71'	85.00'	40.08'	20.42'	27°00'56"
C12	N 58°25'15" E	52.56'	85.00'	53.43'	27.63'	36°01'06"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C13	N 77°11'25" E	2.26'	85.00'	2.26'	1.13'	01°31'13"
C16	S 30°25'10" E	50.60'	85.00'	51.37'	26.50'	34°37'49"
C17	S 12°27'26" E	48.27'	2138.54'	48.27'	24.14'	01°17'36"
C18	S 10°44'55" E	79.27'	2138.54'	79.28'	39.64'	02°07'26"
C19	S 08°37'29" E	79.27'	2138.54'	79.28'	39.64'	02°07'26"
C40	S 09°27'16" E	86.45'	1781.40'	86.46'	43.24'	02°46'51"
C41	S 11°58'28" E	70.23'	1781.40'	70.24'	35.12'	02°15'33"
C42	S 28°06'16" E	15.53'	30.00'	15.71'	8.04'	30°00'00"
C43	S 73°06'16" E	30.00'	30.00'	31.42'	17.32'	60°00'00"
C44	N 01°53'44" E	15.53'	30.00'	15.71'	8.04'	30°00'00"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C45	N 46°53'44" E	30.00'	30.00'	31.42'	17.32'	60°00'00"
C48	S 09°27'16" E	79.06'	1628.97'	79.06'	39.54'	02°46'51"
C49	S 11°58'28" E	64.22'	1628.97'	64.23'	32.12'	02°15'33"
C50	N 32°25'23" E	49.95'	35.00'	55.62'	35.65'	91°03'17"
C51	S 57°34'37" E	49.04'	35.00'	54.33'	34.36'	88°56'43"
C52	S 12°43'01" E	28.22'	2088.54'	28.22'	14.11'	00°46'27"
C53	S 11°10'16" E	84.47'	2088.54'	84.47'	42.24'	02°19'03"
C54	S 08°51'13" E	84.47'	2088.54'	84.47'	42.24'	02°19'03"
C61	S 09°47'17" E	88.65'	1831.40'	88.66'	44.34'	02°46'26"
C62	S 12°08'22" E	61.65'	1831.40'	61.66'	30.83'	01°55'44"
C65	S 08°25'00" E	295.24'	1806.40'	295.57'	148.11'	09°22'30"



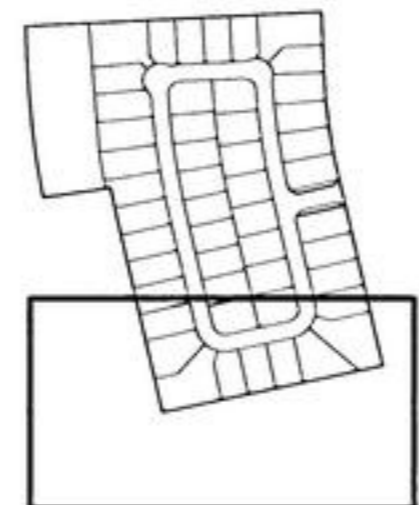
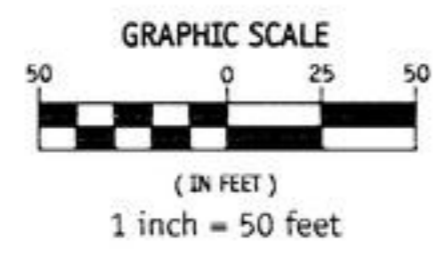
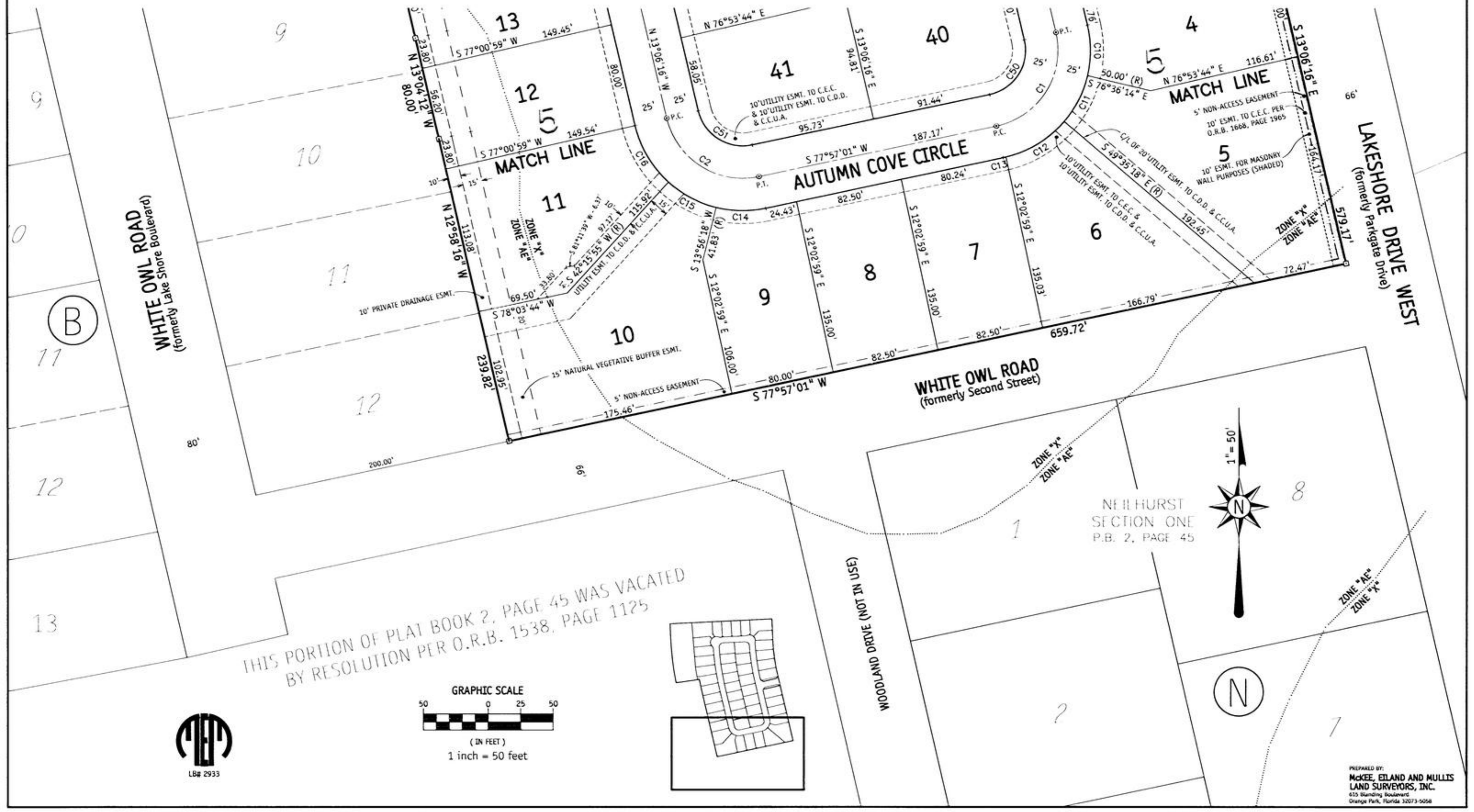
ROLANDS WAY AT EAGLE HARBOR

A REPLAT OF BLOCK "H" (EXCEPTING THEREFROM LOTS 6 THROUGH 12) AND BLOCK "M", TOGETHER WITH THAT PORTION OF WOODLAND DRIVE LYING BETWEEN SAID BLOCKS, ALL IN NEILHURST SECTION ONE, ACCORDING TO PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

PLAT BOOK **49** PAGE **54**
 SHEET 6 OF 6 SHEETS
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 "TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	N 32° 25' 23" E	85.63'	60.00'	95.35'	61.11'	91° 03' 17"
C2	S 57° 34' 37" E	84.07'	60.00'	93.14'	58.91'	88° 56' 43"
C10	N 00° 08' 45" E	38.96'	85.00'	39.31'	20.02'	26° 30' 02"
C11	N 26° 54' 14" E	39.71'	85.00'	40.08'	20.42'	27° 00' 56"
C12	N 58° 25' 15" E	52.56'	85.00'	53.43'	27.63'	36° 01' 06"
C13	N 77° 11' 25" E	2.26'	85.00'	2.26'	1.13'	01° 31' 13"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C14	S 89° 03' 20" E	38.22'	85.00'	38.55'	19.61'	25° 59' 17"
C15	S 61° 53' 53" E	41.60'	85.00'	42.02'	21.45'	28° 19' 37"
C16	S 30° 25' 10" E	50.60'	85.00'	51.37'	26.50'	34° 37' 49"
C50	N 32° 25' 23" E	49.95'	35.00'	55.62'	35.65'	91° 03' 17"
C51	S 57° 34' 37" E	49.04'	35.00'	54.33'	34.36'	88° 56' 43"



PREPARED BY:
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