

SHELTER COVE ~ At ~



PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

CURRENT ZONING: P.U.D.
SETBACKS: AS PER P.U.D.

TOTAL NUMBER OF LOTS = 64 21.90 ACRES ±
TOTAL NUMBER OF TRACTS = 3

CAPTION

PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ON THE NORTH LINE THEREOF RUN SOUTH 89 DEGREES 47 MINUTES 24 SECONDS WEST 826.46 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 36 SECONDS EAST 218.00 FEET; THENCE SOUTH 30 DEGREES 54 MINUTES 21 SECONDS WEST 166.00 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 41 SECONDS EAST 155.98 FEET; THENCE SOUTH 04 DEGREES 35 MINUTES 24 SECONDS WEST 269.85 FEET; THENCE SOUTH 75 DEGREES 48 MINUTES 33 SECONDS WEST 165.42 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 53 SECONDS WEST 166.68 FEET; THENCE SOUTH 66 DEGREES 57 MINUTES 42 SECONDS WEST 144.20 FEET; THENCE SOUTH 49 DEGREES 47 MINUTES 59 SECONDS WEST 166.13 FEET; THENCE SOUTH 06 DEGREES 12 MINUTES 10 SECONDS WEST 209.97 FEET; THENCE SOUTH 11 DEGREES 16 MINUTES 03 SECONDS WEST 102.70 FEET; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 1751.92 FEET, RUN A CHORD DISTANCE OF 252.67 FEET, THE BEARING OF SAID CHORD BEING NORTH 75 DEGREES 33 MINUTES 02 SECONDS WEST; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET, RUN A CHORD DISTANCE OF 391.57 FEET, THE BEARING OF SAID CHORD BEING SOUTH 51 DEGREES 27 MINUTES 43 SECONDS WEST; THENCE SOUTH 02 DEGREES 36 MINUTES 36 SECONDS WEST 154.53 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 41.39 FEET, THE BEARING OF SAID CHORD BEING SOUTH 46 DEGREES 13 MINUTES 38 SECONDS WEST; THENCE NORTH 89 DEGREES 50 MINUTES 40 SECONDS EAST 26.01 FEET; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 1296.91 FEET, RUN A CHORD DISTANCE OF 91.90 FEET, THE BEARING OF SAID CHORD BEING SOUTH 88 DEGREES 07 MINUTES 30 SECONDS EAST; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 41.94 FEET, THE BEARING OF SAID CHORD BEING NORTH 41 DEGREES 44 MINUTES 32 SECONDS WEST; THENCE NORTH 02 DEGREES 36 MINUTES 36 SECONDS EAST 151.88 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET, RUN A CHORD DISTANCE OF 301.21 FEET, THE BEARING OF SAID CHORD BEING NORTH 51 DEGREES 27 MINUTES 43 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 1691.92 FEET, RUN A CHORD DISTANCE OF 518.92 FEET, THE BEARING OF SAID CHORD BEING SOUTH 70 DEGREES 51 MINUTES 53 SECONDS EAST; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET, RUN A CHORD DISTANCE OF 42.65 FEET, THE BEARING OF SAID CHORD BEING SOUTH 55 DEGREES 55 MINUTES 22 SECONDS EAST; THENCE NORTH 40 DEGREES 11 MINUTES 51 SECONDS EAST 60.00 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 33 SECONDS EAST 246.99 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST 26.76 FEET; THENCE NORTH 03 DEGREES 22 MINUTES 29 SECONDS EAST 113.45 FEET; THENCE NORTH 20 DEGREES 51 MINUTES 20 SECONDS WEST 167.30 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 20 SECONDS EAST 252.41 FEET; THENCE NORTH 43 DEGREES 50 MINUTES 33 SECONDS EAST 210.12 FEET; THENCE NORTH 27 DEGREES 56 MINUTES 43 SECONDS EAST 100.76 FEET; THENCE NORTH 08 DEGREES 11 MINUTES 27 SECONDS WEST 175.10 FEET; THENCE NORTH 28 DEGREES 55 MINUTES 19 SECONDS EAST 85.29 FEET; THENCE NORTH 79 DEGREES 18 MINUTES 33 SECONDS EAST 228.18 FEET; THENCE NORTH 62 DEGREES 18 MINUTES 33 SECONDS EAST 398.65 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE ON LAST SAID LINE NORTH 00 DEGREES 26 MINUTES 27 SECONDS WEST 344.85 FEET TO THE POINT OF BEGINNING.

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 22ND DAY OF June, 1993, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

John Keane
CLERK OF CIRCUIT COURT

Dale Wilson
CHAIRMAN

ADOPTION AND DEDICATION

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 SHELTER COVE 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. ALL DRIVES, TERRACES, PARKWAYS, BOULEVARDS, AND EASEMENTS FOR DRAINAGE AND UTILITIES, SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. ALL 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. THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(CONTINUED)

ADOPTION AND DEDICATION (CONTINUED)

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL DRIVES, LANES AND COURTS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM DRIVES, LANES AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

2) WITHIN THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, NO TRAFFIC, ARE DEDICATED TO CLAY COUNTY HEREBY. CLAY COUNTY, FLORIDA, 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 EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF ADJUTING OWNERS;

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 LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT TO AFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, DEVELOPER AND OWNER OF THE LANDS DESCRIBED 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 LAKES AND FILTRATION SYSTEMS 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 SHELTER COVE AT EAGLE HARBOR. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:

Jud. Berman
WITNESS: PAUL A. JESBERG
Paula A. Jesberg
WITNESS: PAUL A. JESBERG

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, A JOINT VENTURE

BY: E.H. DANIELS, VICE PRESIDENT

THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF MAY, 1993, BY E.H. DANIELS, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF NORTHWEST CROSSINGS CORPORATION, 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 NORTHWEST CROSSINGS CORPORATION, THEREUNTO DULY AUTHORIZED, AND THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED HERETO. FURTHER, SAID ACKNOWLEDGEMENT WAS TAKEN WITHOUT OATH.

Thomas C. Mullis
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

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

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

SIGNED IN THE PRESENCE OF:

Jud. Berman
WITNESS: PAUL A. JESBERG
Paula A. Jesberg
WITNESS: PAUL A. JESBERG

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

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF MAY, 1993, BY ROGER S. ARROWSMITH, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, 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 EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, THEREUNTO DULY AUTHORIZED, AND THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED HERETO. FURTHER, SAID ACKNOWLEDGEMENT WAS TAKEN WITHOUT OATH.

Thomas C. Mullis
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP HAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

C+R
146/pg. 896

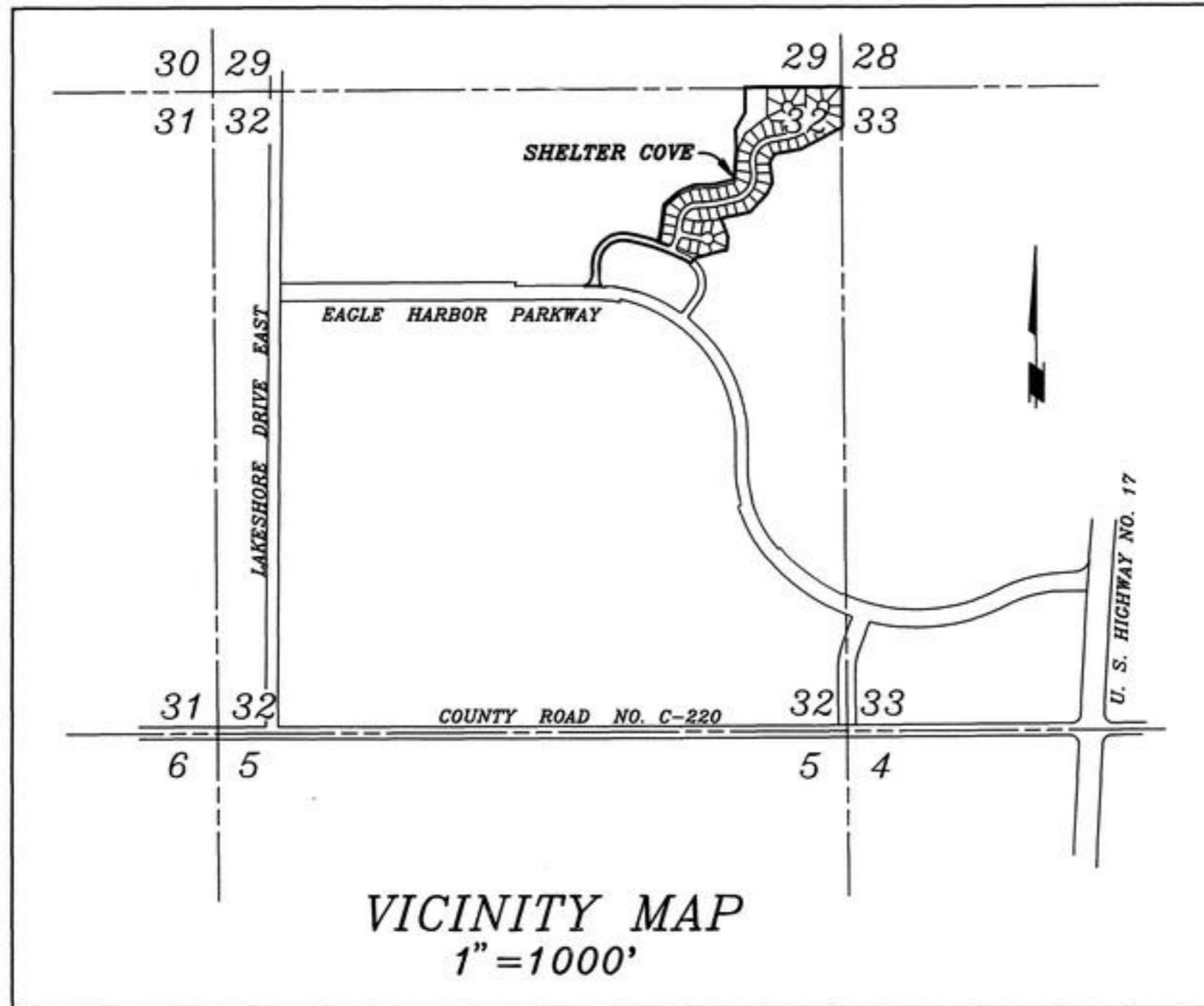
SHELTER COVE ~ At ~



PLAT BOOK 26 PAGE 2
SHEET 2 OF 6 SHEETS

"TYPE 1 SUBDIVISION"

PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



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, COPARTNERSHIP 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 STREET 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 SUBDIVISION IN EFFECT AT THE TIME OF THE FILING OF THIS FINAL PLAT IN SO FAR 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.

SIGNED IN THE PRESENCE OF:

J. D. Bourne
WITNESS: BENJAMIN F. BOWMAN
WITNESS: PAULA A. JESBERG

EAGLE HARBOR AT FLEMING ISLAND
JOINT VENTURE, A JOINT VENTURE

BY: NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION,
A JOINT VENTURE
R. S. Arrowsmith
BY: E.H. DANIELS, VICE PRESIDENT

THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF MAY, 1993, BY E.H. DANIELS, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF NORTHWEST CROSSINGS CORPORATION, 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 NORTHWEST CROSSINGS CORPORATION, THEREUNTO DULY AUTHORIZED, AND THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED HERETO. FURTHER, SAID ACKNOWLEDGEMENT WAS TAKEN WITHOUT OATH.

Thomas C. Mullis
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

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

SIGNED IN THE PRESENCE OF:

J. D. Bourne
WITNESS: BENJAMIN F. BOWMAN
WITNESS: PAULA A. JESBERG

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

R. S. Arrowsmith
BY: ROGER S. ARROWSMITH, VICE PRESIDENT

ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ALSO ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP HAS 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 16th DAY OF MAY, 1993, BY ROGER S. ARROWSMITH, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, 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 EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, THEREUNTO DULY AUTHORIZED, AND THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED HERETO. FURTHER, SAID ACKNOWLEDGEMENT WAS TAKEN WITHOUT OATH.

Thomas C. Mullis
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA, AND IS FILED FOR RECORD IN PLAT BOOK 26, PAGES 1, 2, 3, 4, 5, AND 6, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 19th DAY OF JULY, 1993.

John K. ...
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING/ZONING APPROVAL

EXAMINED AND APPROVED THIS 28th DAY OF June, 1993

Philip Z. Long
DIRECTOR, DEPARTMENT OF PLANNING/ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 12th DAY OF JULY, 1993

William M. ...
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 LAWS OF FLORIDA, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS 16th DAY OF MAY, 1993.

Thomas C. Mullis
THOMAS C. MULLIS
FLORIDA CERTIFICATE NO. 3593
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
ORANGE PARK, FLORIDA

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

SHELTER COVE ~ At ~



PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

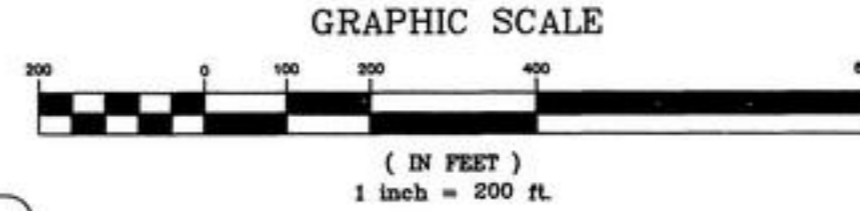
"TYPE 1 SUBDIVISION"

UTILITIES SUPPLIERS:
WATER, SEWER AND FIRE MAIN
KINGSLEY SERVICE CO.
782 FOXRIDGE CENTER DR.
ORANGE PARK, FLORIDA

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
C/O EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP
9428 BAYMEADOWS ROAD, SUITE 110
JACKSONVILLE, FLORIDA 32256

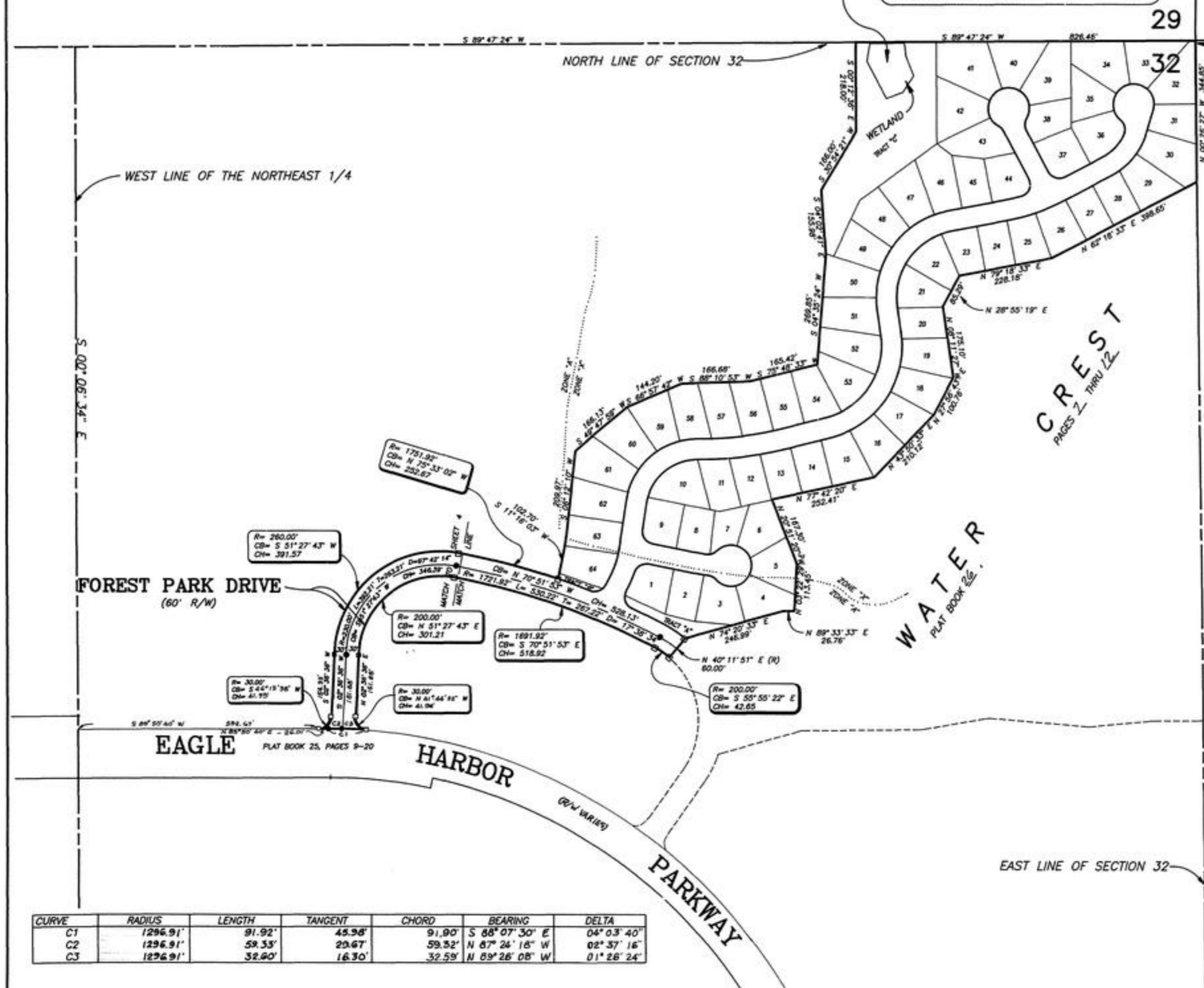
ELECTRICITY- (underground)
CLAY ELECTRIC CO-OP
734 BLANDING BLVD.
ORANGE PARK, FLORIDA

ENGINEER: REYNOLDS, SMITH AND HILLS, INC.
4651 SALISBURY ROAD
JACKSONVILLE, FLORIDA 32256



- LEGEND
- CH= CHORD DISTANCE
 - CB= CHORD BEARING
 - R= RADIUS
 - D= DELTA ANGLE
 - L= ARC LENGTH
 - T= TANGENT DISTANCE
 - (R)= RADIAL LINE
 - R.P.= RADIUS POINT
 - P.C.= POINT OF CURVATURE
 - P.T.= POINT OF TANGENCY
 - P.R.C.= POINT OF REVERSE CURVATURE
 - P.C.C.= POINT OF COMPOUND CURVATURE
 - C/L= CENTERLINE
 - C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.
 - ESMT.= EASEMENT

PERMITS
U.S. ARMY CORPS OF ENGINEERS
DREDGE & FILL PERMIT
PERMIT #18990610
(I.P. - M.E.)
APPROVED DEC. 31, 1991
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
MANAGEMENT AND STORAGE OF SURFACE WATERS INDIVIDUAL PERMIT
PERMIT #4-019-0074M
APPROVED FOR FILL NOV. 12, 1991



GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ● DENOTES PERMANENT CONTROL POINT.
- 3) C2 DENOTES TABLED CURVE NUMBER.
- 4) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 5) BEARINGS SHOWN HEREON ARE AN ASSUMED BEARING OF S 89° 47' 24" W FOR THE NORTH LINE OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST.
- 6) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 7) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 8) MINIMUM LOT SIZE: 8250 SQUARE FEET.
- 9) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS DATED NOVEMBER 4, 1992, COMMUNITY PANEL NO. 120064 0155 D.
- 10) ALL RADII ARE 30 FEET UNLESS OTHERWISE NOTED.
- 11) ALL BEARINGS AND DISTANCES ALONG CURVES REFER TO THE CHORD.
- 12) ALL "TRACTS" SHALL BE OWNED AND MAINTAINED BY THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, ITS SUCCESSORS, ASSIGNS AND GRANTEEES.

MORTGAGEE'S JOINDER

SOUTHWEST BANK OF TEXAS, N.A., A NATIONAL BANKING ASSOCIATION OWNER & HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1445, PAGE 1744, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

SIGNED THIS 9th DAY OF March, A.D. 1993
SOUTHWEST BANK OF TEXAS, N.A.
BY: GEORGE M. MARSHALL, VICE PRESIDENT
WITNESS: PAUL TRAHAN, DAINA PIPKIN

STATE OF TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 1993, BY GEORGE M. MARSHALL, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF SOUTHWEST BANK OF TEXAS, N.A., 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 SOUTHWEST BANK OF TEXAS, N.A., THEREUNTO DULY AUTHORIZED, AND THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED HERETO. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

Patti McNeill
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:



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

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1296.91'	91.92'	45.98'	91.90'	S 88° 07' 30" E	04° 03' 40"
C2	1296.91'	58.33'	29.67'	59.52'	N 67° 24' 18" W	02° 37' 16"
C3	1296.91'	32.60'	16.30'	32.59'	N 89° 26' 08" W	01° 26' 24"

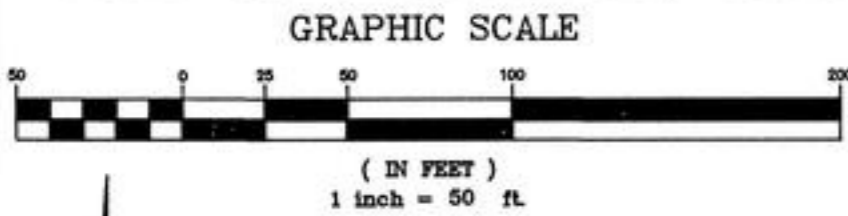
SHELTER COVE ~ At ~



PLAT BOOK 26 PAGE 4
SHEET 4 OF 6 SHEETS

PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"



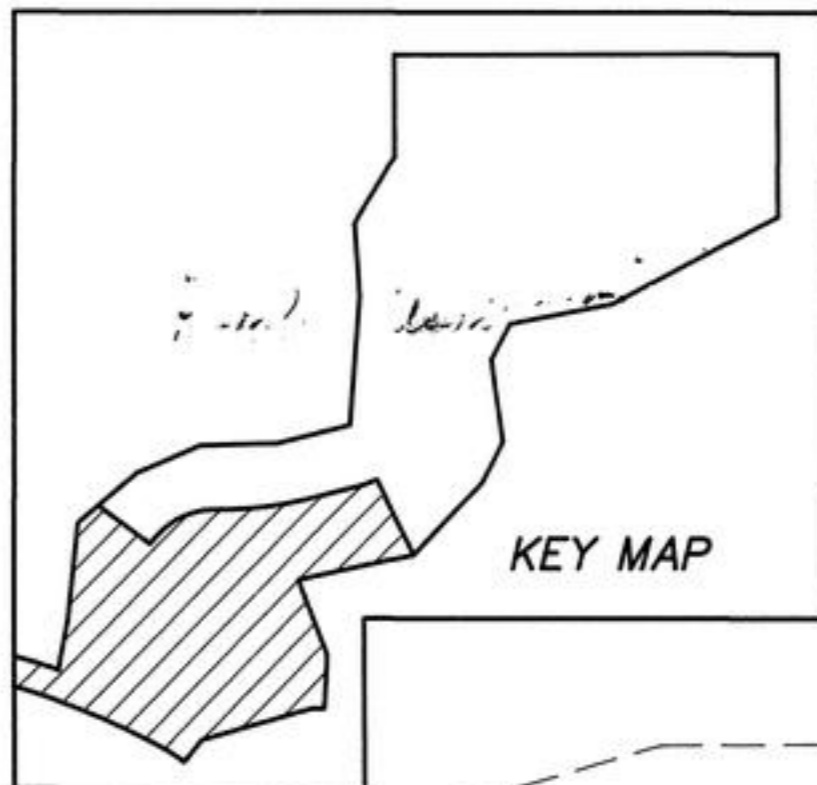
OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
ZONING: D.R.I. P.U.D.
(UNPLATTED LANDS)

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ZONING: D.R.I. P.U.D.
(UNPLATTED LANDS)



R= 200.00'
CB= S 55°55'22" E
CH= 42.65'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	40.33'	37.36'	N 26°35'04" W	77°01'49"
C2	30.00'	8.02'	8.00'	S 19°35'35" W	15°19'28"
C3	280.14'	39.43'	38.39'	N 23°13'24" E	08°03'50"
C4	308.55'	9.68'	9.68'	S 82°40'28" E	01°48'37"
C5	30.00'	21.67'	21.21'	N 62°52'55" W	41°23'39"
C6	30.00'	24.67'	23.95'	S 88°49'47" W	47°07'12"
C7	30.00'	3.36'	3.35'	N 84°24'18" W	06°24'39"
C8	30.00'	10.18'	10.13'	S 36°58'44" W	19°26'51"
C9	30.00'	33.85'	32.08'	S 79°01'42" W	64°39'04"



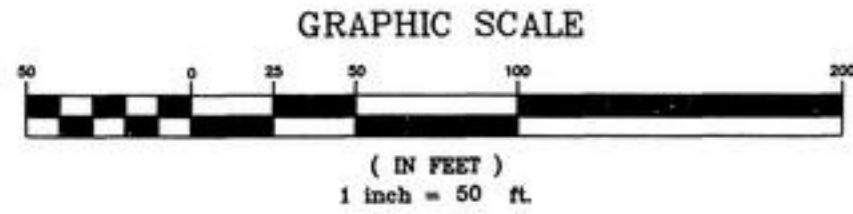
PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

SHELTER COVE ~ At ~

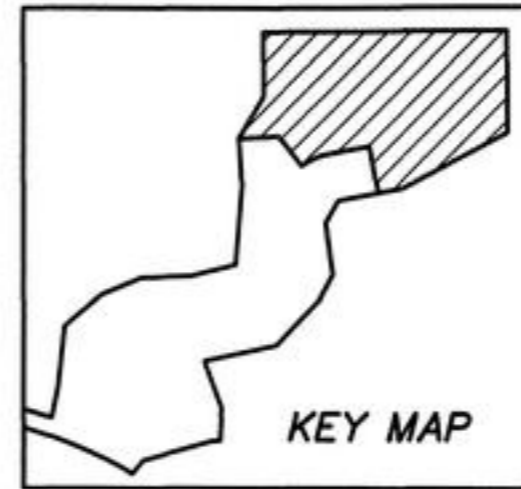


PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

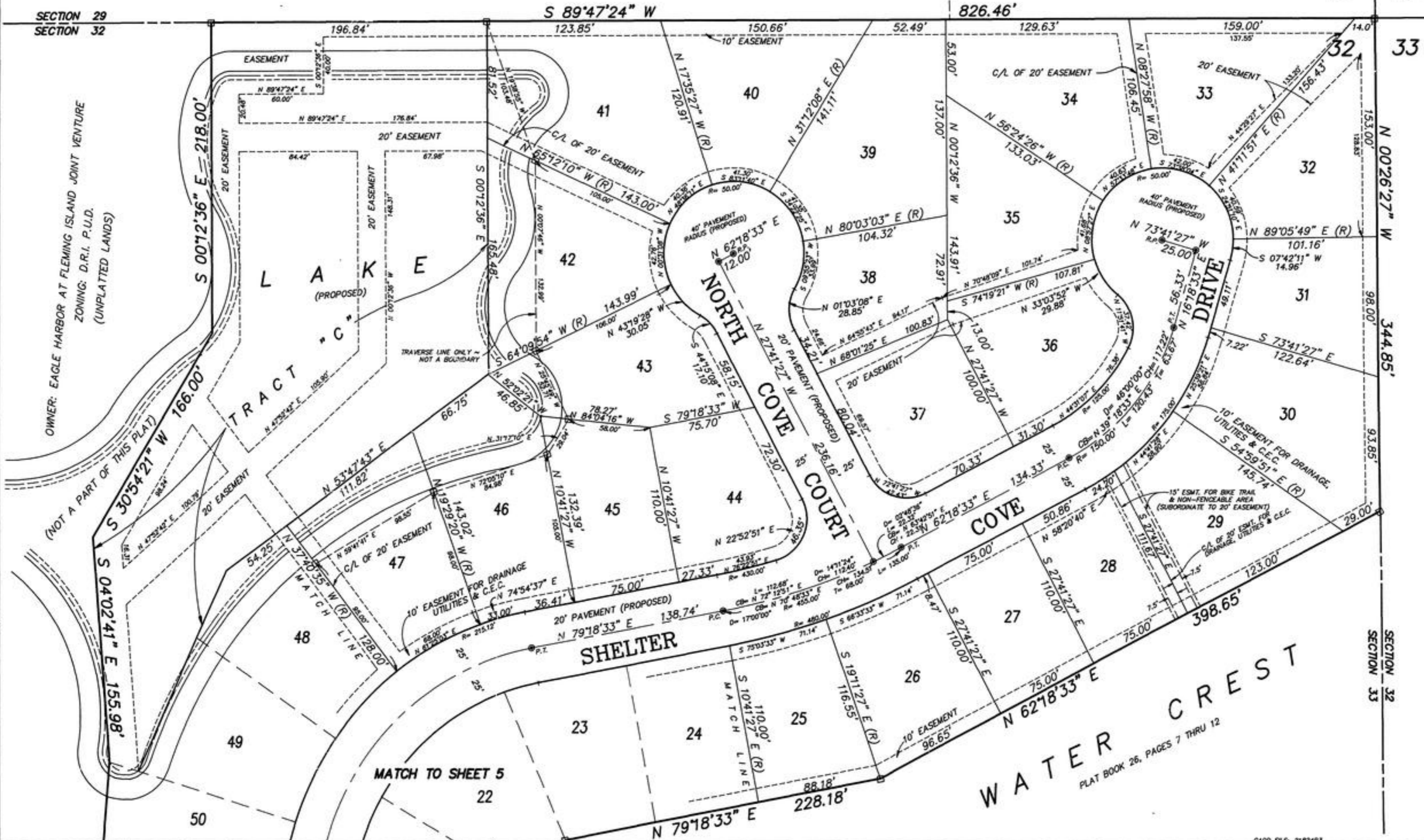
"TYPE 1 SUBDIVISION"



OWNER: HOLMES LUMBER CO.
ZONING: AG
(UNPLATTED LANDS)



OWNER: KINGSLEY SERVICE CO.
ZONING: PS
(UNPLATTED LANDS)



OWNER: CARDINAL INVESTMENT CO.
(UNPLATTED LANDS)
ZONING: P.U.D.