

SOUTH BROOK AT EAGLE HARBOR

PLAT BOOK 34 PAGE 10
SHEET 1 OF 7 SHEETS

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

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

TOTAL NUMBER OF LOTS = 81 28.13 ACRES ±

TOTAL NUMBER OF TRACTS = 1 CURRENT ZONING: P.U.D.

CAPTION

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 59, COUNTRY WALK AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 30, PAGES 7 THROUGH 16, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE NORTHEASTERLY LINE OF SAID COUNTRY WALK AT EAGLE HARBOR, RUN NORTH 60 DEGREES 29 MINUTES 47 SECONDS WEST 210.00 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 13 SECONDS EAST 120.41 FEET; THENCE NORTH 60 DEGREES 29 MINUTES 47 SECONDS WEST 87.44 FEET; THENCE NORTH 78 DEGREES 45 MINUTES 21 SECONDS WEST 420.00 FEET; THENCE NORTH 07 DEGREES 30 MINUTES 11 SECONDS EAST 102.88 FEET; THENCE NORTH 18 DEGREES 07 MINUTES 19 SECONDS EAST 47.23 FEET; THENCE NORTH 80 DEGREES 52 SECONDS WEST 42.25 FEET; THENCE SOUTH 08 DEGREES 48 MINUTES 51 SECONDS WEST 148.50 FEET; THENCE NORTH 78 DEGREES 45 MINUTES 21 SECONDS WEST 477.44 FEET; THENCE NORTH 82 DEGREES 50 MINUTES 01 SECOND WEST 564.63 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 05 SECONDS WEST 76.72 FEET; THENCE SOUTH 70 DEGREES 42 MINUTES 11 SECONDS WEST 84.41 FEET; THENCE SOUTH 65 DEGREES 59 MINUTES 38 SECONDS WEST 99.98 FEET; THENCE NORTH 65 DEGREES 44 MINUTES 46 SECONDS WEST 607.34 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 21 SECONDS WEST 93.04 FEET; THENCE NORTH 65 DEGREES 11 MINUTES 32 SECONDS WEST 104.73 FEET; THENCE NORTH 55 DEGREES 03 MINUTES 29 SECONDS WEST 119.26 FEET; THENCE NORTH 64 DEGREES 49 MINUTES 47 SECONDS WEST 29.01 FEET; THENCE NORTH 77 DEGREES 14 MINUTES 20 SECONDS WEST 9.35 FEET; THENCE NORTH 50 DEGREES 56 MINUTES 09 SECONDS WEST 208.49 FEET; THENCE NORTH 20 DEGREES 44 MINUTES 08 SECONDS EAST 151.38 FEET TO THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1427, PAGE 1852, PARCEL "C-1", OF SAID PUBLIC RECORDS; THENCE ON LAST SAID SOUTHEASTERLY BOUNDARY RUN THE FOLLOWING 7 COURSES: 1) SOUTH 72 DEGREES 46 MINUTES 43 SECONDS EAST 56.51 FEET; 2) NORTH 52 DEGREES 45 MINUTES 10 SECONDS EAST 152.30 FEET; 3) NORTH 84 DEGREES 27 MINUTES 48 SECONDS EAST 125.33 FEET; 4) NORTH 50 DEGREES 27 MINUTES 39 SECONDS EAST 45.71 FEET; 5) NORTH 22 DEGREES 47 MINUTES 16 SECONDS EAST 128.76 FEET; 6) NORTH 63 DEGREES 48 MINUTES 32 SECONDS EAST 54.93 FEET; 7) NORTH 21 DEGREES 43 MINUTES 33 SECONDS EAST 99.98 FEET TO THE SOUTHERLY BOUNDARY OF HARBOR LAKE AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 30, PAGES 35 THROUGH 43, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID SOUTHERLY BOUNDARY RUN THE FOLLOWING 21 COURSES: 1) SOUTH 54 DEGREES 16 MINUTES 11 SECONDS EAST 76.94 FEET; 2) SOUTH 37 DEGREES 56 MINUTES 11 SECONDS EAST 92.52 FEET; 3) SOUTH 36 DEGREES 41 MINUTES 27 SECONDS EAST 50.00 FEET; 4) SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 516.45 FEET, RUN A CHORD DISTANCE OF 70.52 FEET, THE BEARING OF SAID CHORD BEING SOUTH 49 DEGREES 23 MINUTES 39 SECONDS WEST; 5) SOUTH 44 DEGREES 31 MINUTES 14 SECONDS EAST 135.38 FEET; 6) SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 18.64 FEET, THE BEARING OF SAID CHORD BEING SOUTH 60 DEGREES 55 MINUTES 01 SECOND WEST; 7) SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 386.45 FEET, RUN A CHORD DISTANCE OF 108.09 FEET, THE BEARING OF SAID CHORD BEING SOUTH 34 DEGREES 46 MINUTES 31 SECONDS WEST; 8) SOUTH 26 DEGREES 44 MINUTES 11 SECONDS WEST 26.48 FEET; 9) SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 110.32 FEET, RUN A CHORD DISTANCE OF 159.36 FEET, THE BEARING OF SAID CHORD BEING SOUTH 19 DEGREES 30 MINUTES 18 SECONDS EAST; 10) SOUTH 65 DEGREES 44 MINUTES 46 SECONDS EAST 312.92 FEET; 11) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 139.42 FEET, RUN A CHORD DISTANCE OF 101.47 FEET, THE BEARING OF SAID CHORD BEING SOUTH 87 DEGREES 05 MINUTES 07 SECONDS EAST; 12) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 464.53 FEET, RUN A CHORD DISTANCE OF 205.76 FEET, THE BEARING OF SAID CHORD BEING NORTH 84 DEGREES 22 MINUTES 16 SECONDS EAST; 13) SOUTH 82 DEGREES 50 MINUTES 01 SECOND EAST 547.36 FEET; 14) NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 44.48 FEET, THE BEARING OF SAID CHORD BEING NORTH 49 DEGREES 19 MINUTES 25 SECONDS EAST; 15) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 392.45 FEET, RUN A CHORD DISTANCE OF 22.43 FEET, THE BEARING OF SAID CHORD BEING NORTH 03 DEGREES 07 MINUTES 07 SECONDS EAST; 16) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 514.97 FEET, RUN A CHORD DISTANCE OF 73.74 FEET, THE BEARING OF SAID CHORD BEING NORTH 00 DEGREES 39 MINUTES 03 SECONDS EAST; 17) NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 18.65 FEET, THE BEARING OF SAID CHORD BEING NORTH 21 DEGREES 33 MINUTES 51 SECONDS WEST; 18) NORTH 50 DEGREES 19 MINUTES 35 SECONDS EAST 33.82 FEET; 19) NORTH 82 DEGREES 31 MINUTES 27 SECONDS EAST 107.19 FEET; 20) NORTH 77 DEGREES 26 MINUTES 37 SECONDS EAST 60.22 FEET; 21) NORTH 81 DEGREES 47 MINUTES 00 SECONDS EAST 174.58 FEET; THENCE SOUTH 50 DEGREES 57 MINUTES 38 SECONDS WEST 31.56 FEET; THENCE SOUTH 07 DEGREES 54 MINUTES 48 SECONDS WEST 158.12 FEET; THENCE SOUTH 39 DEGREES 26 MINUTES 34 SECONDS EAST 95.16 FEET; THENCE SOUTH 82 DEGREES 31 MINUTES 26 SECONDS EAST 124.90 FEET; THENCE SOUTH 08 DEGREES 48 MINUTES 59 SECONDS WEST 151.98 FEET; THENCE SOUTH 80 DEGREES 52 SECONDS EAST 189.36 FEET; THENCE NORTH 06 DEGREES 53 MINUTES 34 SECONDS EAST 160.47 FEET; THENCE SOUTH 72 DEGREES 47 MINUTES 44 SECONDS EAST 705.71 FEET; THENCE SOUTH 29 DEGREES 30 MINUTES 13 SECONDS WEST 534.75 FEET TO THE POINT OF BEGINNING, BEING 28.13 ACRES, MORE OR LESS, IN AREA.

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 9TH DAY OF August, 1999, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA
James B. Jett
CLERK OF CIRCUIT COURT
JAMES B. JETT
Larry R. Kanneister
CHAIRMAN
LARRY R. KANNEISTER
PRINT NAME

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 34, PAGES 10 THROUGH 16, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 11TH DAY OF August, 1999.
James B. Jett
CLERK OF CIRCUIT COURT
JAMES B. JETT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 9TH DAY OF August, 1999
Susan L. Fraser
SUSAN L. FRASER
DIRECTOR, DEPARTMENT OF PLANNING

CADD FILE: 28125CAP

TOTAL NUMBER OF LOTS = 81 28.13 ACRES ±
TOTAL NUMBER OF TRACTS = 1 CURRENT ZONING: P.U.D.

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 SOUTH BROOK 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 AND COURTS, AND EASEMENTS FOR DRAINAGE AND UTILITIES 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.U.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.

(TRACT)

TRACT A (LAKE ACCESS) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

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:

Phyllis Tucker
WITNESS
Phyllis Tucker
PRINT NAME
Phyllis Tucker
WITNESS
Phyllis Tucker
PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE
BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
BY: *STUDY*
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 TEXAS, COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF June, 1999, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Ann M. Cowper
PRINT NAME
ANN M. COWPER
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION NO. 00422-2002
MY COMMISSION EXPIRES: 8-22-02



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

SIGNED IN THE PRESENCE OF:
Robert E. Forre
WITNESS
Robert E. Forre
PRINT NAME
Robert E. Forre
WITNESS
Robert E. Forre
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 24TH DAY OF June, 1999, 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



LB# 2533

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

PLAT BOOK 34 PAGE 11

"TYPE 1 SUBDIVISION"

WARRANTEE

VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED
SUTCLIFF ON ITS OWN BEHALF BY ITS JOINT VENTURERS.

F: EAGLE HARBOR AT FLEMING ISLAND

JOINT VENTURE, A FLORIDA JOINT VENTURE

A JOINT VENTURE

E.H. DANIELS, VICE PRESIDENT

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

COUNTY OF HARRIS

THE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS E.

8-22-02

TEXAS

ANN M. COWPER
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 06-22-2002

ANN M. COWPER
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 06-22-2002

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

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

BY: 11/11/11

ROGER S. ARONSMITH IS THE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF WEST PARTNERS OF JACKSONVILLE, INC., A LIMITED PARTNERSHIP, WHICH LIMITED PART WAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR FLEETING ISLAND JOINT VENTURE.

A, COUNTY OF CLAY

PERSONALLY KNOWN TO ME.

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. C6661224
MY COMMISSION EXPIRES 01/23/2001

OFFICIAL NOTIFICATION
TALLAHASSEE, FLORIDA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRATION
MY COMMISSION EXPIRES JULY 20, 2001

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

BY: W.O. Cannon
WILLIAM O. CANNON, CHAIRMAN

A, COUNTY OF CLAY

EREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT

Madelyn
LONE HADDEN
FLORIDA


LINDA YALLONE HADDEN
MY COMMISSION # OC 86554
EXPIRES: June 30, 2007
Bodies This Issued / Take Following

PREPARED BY:
MCKEE, ELAND AND WILSON

Madelyn
YALONE HADDEN
FLORIDA

 LINDA YALONE HADDEN
MY COMMISSION # CC 804554
EXPIRES: June 23, 2001
Broker: Triu Realty / Florida Underwriters

PREPARED BY:
MCKEE, ELAND AND MILES
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA
CADD: 26125VIC

CADD: 26125VIC
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

PREPARED BY:
MCKEE, ELAND AND MILES
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA
CADD: 26125VIC

VICINITY SKETCH

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY

OF SUTHERLAND, 1999, 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.

[Signature]

OFFICIAL NOTARY SEAL

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 00251674
MY COMMISSION EXPIRES JANUARY 27, 2000

OFFICIAL NOTARY SEAL
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 00251674
MY COMMISSION EXPIRES JANUARY 27, 2000

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

COMMUNITY DEVELOPMENT DISTRICT

PRINT NAME	<u>RONNIE E FOUL</u>
PRINT NAME	<u>THOMAS C. Mullis</u>
	Dr. <u>Lois. Brown</u>
	WILLIAM O. CANNON, CHAIRMAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

OF 1999, BY WILLIAM O. CANNON, 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.

Printed Name **LINDA VALLONE HADDEN**
 PRINT NAME **LINDA VALLONE HADDEN**
 NOTARY PUBLIC, STATE OF FLORIDA
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: _____

 LINDA VALLONE HADDEN
 MY COMMISSION # CC 804554
 EXPIRES: June 23, 2001
 Bonded Third Party Public Underwriter

RECORDED BY: _____
 MAKEE, ELAND AND M...
 LAND SURVEYORS, INC.

SOUTH BROOK AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 34 PAGE 12
SHEET 3 OF 7 SHEETS

"TYPE 1 SUBDIVISION"

NEILHURST SECTION ONE

PLAT BOOK 2, PAGE 45

LAKE SHORE DRIVE WEST

HARBOR LAKE DRIVE

HARBOR LAKE DRIVE

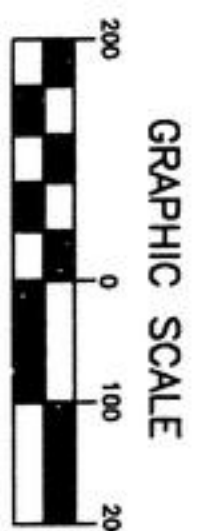
EAGLE HARBOR PARKWAY

COUNTRY WALK DRIVE

DRIVING RANGE

POINT OF BEGINNING

W. L. Y. BOUNDARY OF EAGLE HARBOR



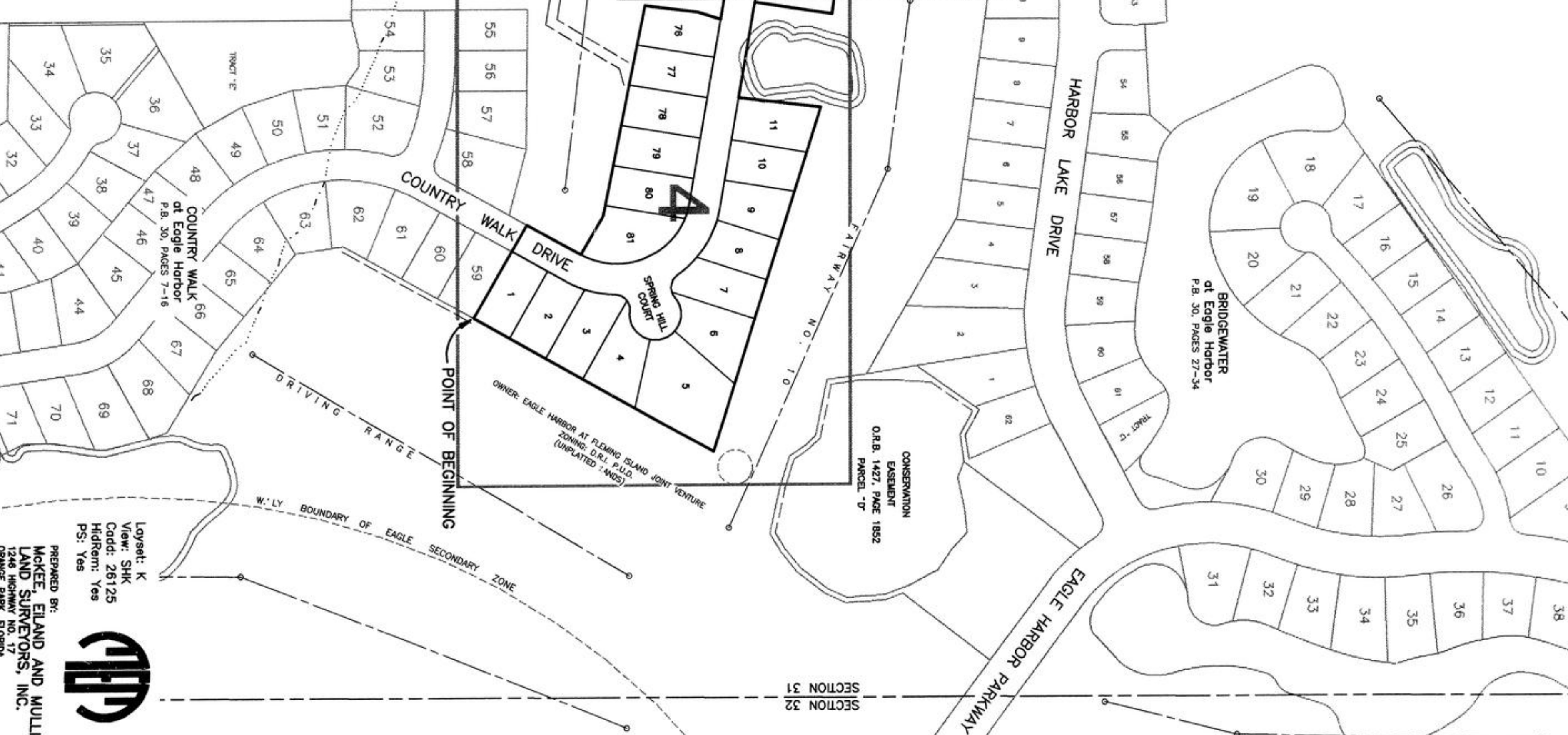
1" = 200'

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
- ESMT= EASEMENT
- C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.
- C.D.D.= THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
- CL= CENTERLINE
- CH= CHORD DISTANCE
- CB= CHORD BEARING
- P.B.= PLAT BOOK

GENERAL NOTES:

- 1) DENOTES PERMANENT REFERENCE MONUMENT FOUND. (P.R.M.- P.L.S. 35937)
- 2) DENOTES PERMANENT REFERENCE MONUMENT SET. (P.R.M.- P.L.S. 35937)
- 3) DENOTES PERMANENT REFERENCE MONUMENT SET. (P.R.M.- P.L.S. 35937)
- 4) C2 DENOTES TABLED CURVE NUMBER.
- 5) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 6) BEARINGS SHOWN HEREON ARE BASED UPON N 69° 29' 47" W FOR THE NORTHWEST LINE OF LOT 59, COUNTRY WALK AT EAGLE HARBOR.
- 7) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE RECORDS OF CLAY COUNTY.
- 8) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 9) ALL LOTS SHOWN HEREON ARE SITUATED IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120064-0155, DATED NOVEMBER 4, 1992, AND ACCORDING TO REVISION IDENTIFICATION BRANCH OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LETTER DATED JULY 2, 1997, BY FREDERICK H. SHARROCK, JR., CHIEF HAZARD IDENTIFICATION BRANCH OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 10) ALL C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUPERIOR TO ALL OTHER EASEMENTS EXCEPT FOR CO-EXISTING EASEMENTS FOR DRAINAGE & UTILITIES HEREBY DELEGATED TO CLAY COUNTY, FLORIDA, TO WHICH THEY SHALL BE SUBORDINATE.
- 11) MINIMUM LOT SIZE: 10,400 SQUARE FEET
- 12) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL BE IN NO CIRCUMSTANCES BE SUPERSEDING IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.



Prepared by:
McKEE, ELAND AND MULLIS
LAND SURVEYORS, INC.
1244 Highway 1
Orange Park, Florida

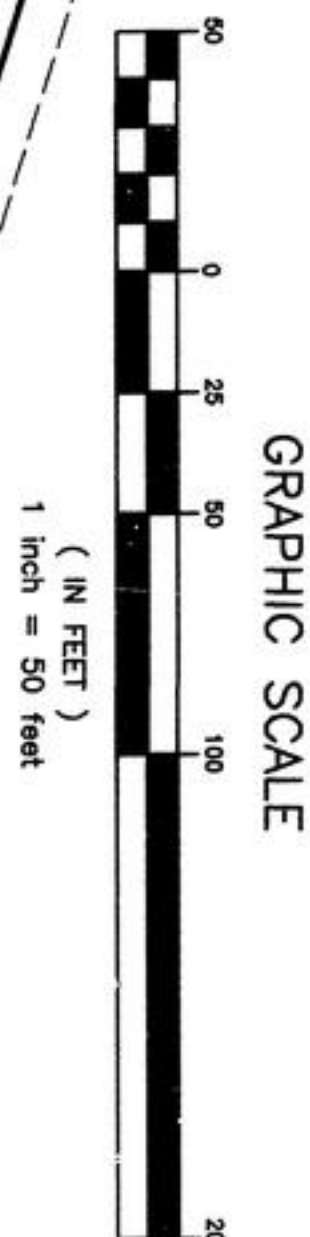


SOUTH BROOK AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 34 PAGE 13
SHEET 4 OF 7 SHEETS

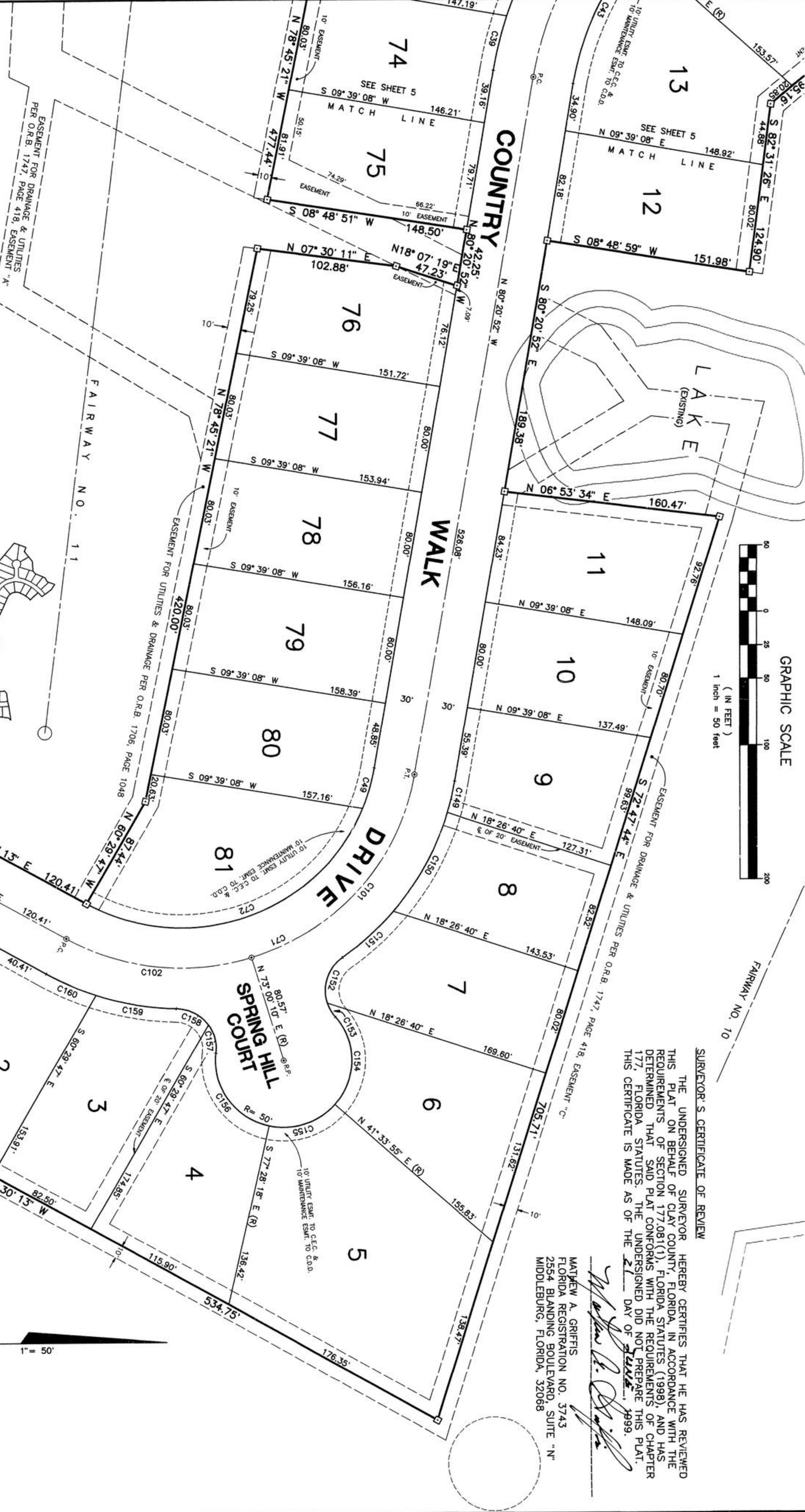
"TYPE 1 SUBDIVISION"



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 21 DAY OF JULY, 1999.

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



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C39	282.45'	41.01'	20.55'	40.97'	S 75° 52' 17" E	08° 57' 10"
C49	142.49'	31.41'	15.77'	31.34'	N 74° 02' 00" W	12° 37' 43"
C71	172.49'	330.71'	245.66'	282.33'	N 25° 25' 20" W	108° 51' 05"
C72	142.49'	241.79'	161.69'	213.80'	N 19° 06' 28" W	97° 13' 21"
C101	172.49'	190.72'	106.43'	181.15'	N 48° 40' 21" W	63° 21' 02"
C102	172.49'	139.99'	74.11'	136.18'	N 06° 15' 11" E	46° 30' 03"
C149	202.49'	23.97'	12.00'	23.96'	N 76° 57' 23" W	06° 46' 59"
C150	202.49'	84.36'	42.80'	83.75'	N 61° 37' 46" W	23° 52' 15"
C151	202.49'	50.74'	25.50'	50.60'	N 42° 30' 57" W	14° 21' 23"
C152	30.00'	38.31'	22.27'	35.76'	S 71° 55' 08" E	73° 08' 48"
C153	30.00'	11.71'	5.93'	11.64'	N 60° 18' 52" E	22° 22' 11"
C154	50.00'	71.94'	43.80'	65.88'	N 89° 39' 10" W	82° 26' 09"
C155	50.00'	53.20'	29.43'	50.73'	N 17° 57' 12" W	60° 57' 47"
C156	50.00'	73.61'	45.30'	67.14'	N 54° 42' 08" E	84° 20' 52"
C157	30.00'	22.53'	11.82'	22.00'	S 75° 21' 50" W	43° 01' 28"
C158	30.00'	27.49'	14.80'	26.54'	S 27° 35' 51" W	52° 30' 31"
C159	202.49'	59.68'	30.06'	59.46'	N 09° 47' 08" E	16° 53' 08"
C160	202.49'	39.85'	19.99'	39.78'	N 23° 51' 58" E	11° 16' 30"

COUNTRY WALK AT EAGLE HARBOR

PLAT BOOK 30, PAGES 7 THRU 16

POINT OF BEGINNING

EASEMENT FOR DRAINAGE & UTILITIES
PER O.R.B. 1619, PAGE 1082

EASEMENT FOR DRAINAGE & UTILITIES PER
O.R.B. 1747, PAGE 418, EASEMENT "C"



Layout: 1
View: SH1
Cadd: 26125
Hidperm: Yes
PS: Yes



PREPARED BY:
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HOBSON RD., N.W.
DORAVILLE, GA 30095

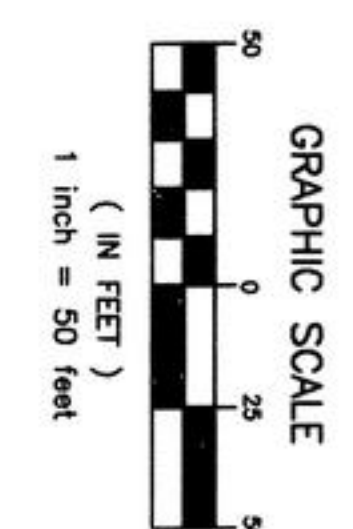
SOUTH BROOK AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 34 PAGE 14
SHEET 5 OF 7 SHEETS

"TYPE 1 SUBDIVISION"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C61	284.53'	79.43'	39.97'	79.17'	S 89° 10' 10" W	15° 59' 40"
C62	241.63'	104.93'	53.31'	104.11'	N 84° 43' 33" E	24° 52' 53"
C63	291.63'	47.09'	23.60'	47.04'	S 87° 27' 34" E	09° 15' 07"
C64	262.45'	33.79'	16.92'	33.77'	S 01° 04' 04" W	07° 22' 37"
C65	202.45'	170.51'	90.68'	165.52'	S 24° 29' 52" E	48° 15' 27"
C66	644.97'	43.97'	21.99'	43.96'	N 02° 48' 12" E	03° 54' 21"
C67	704.97'	29.12'	14.57'	29.10'	N 01° 35' 00" E	06° 20' 46"
C68	262.45'	29.12'	14.57'	29.10'	S 49° 45' 14" E	06° 21' 23"
C69	30.00'	50.52'	33.60'	44.76'	N 24° 02' 40" E	96° 28' 53"
C70	30.00'	35.23'	19.97'	33.24'	N 80° 13' 12" W	67° 17' 20"
C87	30.00'	15.37'	7.86'	15.20'	N 16° 09' 16" E	28° 20' 50"
C88	464.53'	104.38'	52.41'	104.16'	S 88° 04' 39" W	12° 52' 28"
C96	464.53'	21.50'	10.75'	21.50'	N 84° 09' 34" W	02° 39' 07"
C100	30.00'	34.73'	19.61'	32.83'	N 63° 59' 50" E	66° 20' 18"
C103	232.45'	170.92'	89.53'	167.10'	S 16° 18' 30" E	42° 07' 45"
C104	232.45'	174.35'	91.51'	170.29'	S 58° 51' 37" E	42° 58' 30"
C105	514.97'	35.61'	17.81'	35.60'	N 02° 46' 31" E	03° 57' 43"
C106	514.97'	38.19'	19.10'	38.18'	N 01° 19' 49" W	04° 14' 56"



GRAPHIC SCALE
(IN FEET)
1 inch = 50 feet

PREPARED BY:
McKEE, ELAND AND MULLIS
LAND SURVEYORS, INC.
CLAY COUNTY, FLORIDA

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

SHEET 6 OF 7 SHEETS

"TYPE 1 SUBDIVISION"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	464.53	207.48	105.50	205.76	N 84° 22' 16" E	25° 35' 27"
C2	103.49	103.85	54.47	101.47	S 87° 05' 07" E	42° 40' 41"
C3	110.32	178.07	115.21	159.36	S 19° 30' 18" E	92° 28' 08"
C4	240.32	136.14	71.04	136.25	S 22° 40' 13" E	32° 56' 05"
C17	240.32	111.61	56.83	110.61	S 52° 26' 31" E	26° 36' 31"
C26	269.42	19.00	9.50	19.00	N 73° 35' 45" E	04° 02' 26"
C27	269.42	131.55	67.12	130.25	N 89° 36' 17" E	27° 58' 35"
C28	269.42	10.00	5.00	10.00	S 75° 20' 37" E	02° 07' 36"
C32	284.53	47.66	23.88	47.60	S 76° 22' 26" W	09° 35' 47"
C33	334.53	58.76	29.46	58.69	S 76° 36' 29" W	10° 03' 52"
C34	334.53	76.17	37.74	75.01	S 88° 04' 39" W	12° 52' 26"
C50	309.43	138.25	70.30	137.10	S 84° 22' 16" W	25° 35' 27"
C51	294.42	219.30	115.02	214.27	S 87° 05' 07" E	42° 40' 41"
C55	265.32	428.26	277.07	383.26	S 19° 30' 18" E	92° 28' 08"
C57	240.32	136.16	71.05	136.26	S 10° 16' 01" W	32° 56' 21"



(IN FEET)
1 inch = 50 feet

TRACT "A"

CUIRE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C58	266.42	40.13	20.10	40.09	S 70° 00' 48" E	02° 39' 07"
C60	334.53	15.48	7.74	15.48	S 84° 09' 34" E	08° 33' 03"
C61	284.53	79.43	39.97	79.43	S 69° 10' 10" W	15° 59' 10"
C68	464.53	104.38	52.41	104.17	S 68° 04' 39" W	12° 52' 26"
C89	464.53	81.60	49.92	81.49	S 76° 35' 26" E	04° 03' 52"
C90	133.42	9.83	4.80	9.83	N 73° 35' 46" W	10° 02' 26"
C91	133.42	10.00	5.00	10.00	S 75° 20' 37" E	04° 06' 38"
C92	133.42	65.68	33.46	65.06	N 89° 06' 31" E	26° 59' 04"
C93	110.32	51.23	26.09	50.77	S 52° 28' 31" E	26° 36' 31"
C94	110.32	63.41	32.61	62.54	S 42° 40' 13" E	32° 56' 06"
C96	464.53	21.50	10.75	21.50	S 84° 09' 34" W	02° 39' 07"
C97	133.42	18.35	9.19	18.34	S 69° 31' 03" E	07° 32' 32"
C98	110.32	63.42	32.61	62.55	S 10° 16' 01" W	32° 56' 21"
C119	318.42	35.59	17.81	35.57	N 74° 46' 04" E	06° 23' 02"
C120	318.42	76.87	38.62	76.68	N 84° 51' 14" E	13° 47' 18"
C121	319.42	72.50	36.31	72.15	S 81° 46' 02" E	12° 58' 09"
C122	319.42	53.17	26.64	53.10	S 70° 30' 52" E	09° 32' 12"
C123	290.32	39.78	19.67	39.25	S 61° 57' 13" E	07° 45' 07"
C124	290.32	91.78	46.28	91.41	S 48° 56' 14" E	18° 06' 52"
C125	290.32	91.78	46.28	91.40	S 30° 49' 24" E	18° 06' 46"
C126	123.00	48.80	24.77	48.59	N 89° 19' 41" E	22° 24' 37"
C127	123.00	53.25	27.04	52.85	S 67° 15' 33" E	22° 24' 35"
C128	75.00	61.29	32.48	56.60	S 78° 28' 01" E	46° 49' 32"
C129	100.00	81.73	43.40	79.47	S 78° 28' 01" E	46° 49' 32"
C130	30.00	41.95	25.22	36.61	N 38° 03' 49" E	80° 05' 47"
C131	290.32	33.39	16.71	33.37	S 31° 18' 06" W	06° 35' 22"
C132	30.00	14.65	7.47	14.50	N 35° 45' 13" W	27° 58' 27"
C133	30.00	27.50	14.68	26.37	N 75° 48' 37" W	52° 08' 20"
C136	50.00	62.51	36.09	58.52	S 75° 02' 44" W	71° 38' 10"
C137	50.00	26.83	13.74	26.51	N 23° 51' 26" W	30° 44' 27"
C138	30.00	24.38	12.91	23.72	S 31° 46' 14" E	46° 34' 03"
C139	30.00	22.74	11.95	22.20	N 79° 54' 14" E	43° 26' 08"
C140	30.00	1.64	0.82	1.64	N 56° 37' 13" W	03° 07' 55"
C141	290.32	84.16	42.38	83.87	S 12° 54' 05" E	16° 36' 35"
C146	50.00	52.45	28.93	50.08	S 71° 34' 14" E	60° 06' 07"
C147	265.32	178.82	92.96	175.45	S 07° 25' 42" E	38° 36' 58"
C148	265.32	249.44	134.80	240.35	S 38° 48' 47" E	53° 51' 59"

2 a k e
(EXISTING)

7
A
-

1/4	NORTHEAST
1/4	NORTHWEST

Layset: 3
View: SH3
Cadd: 26125
HidRem: Yes
PS: Yes

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



SOUTH BROOK AT EAGLE HARBOR

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 34 PAGE 16
SHEET 7 OF 7 SHEETS

"TYPE 1 SUBDIVISION"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	110.32'	178.07'	115.21'	159.36'	S 19° 30' 18" E	92° 28' 58"
C4	386.45'	108.44'	54.58'	108.09'	S 34° 48' 31" E	16° 04' 40"
C9	30.00'	18.96'	9.81'	18.64'	S 60° 55' 01" W	36° 12' 21"
C10	516.45'	70.57'	35.34'	70.52'	S 48° 23' 39" W	07° 49' 46"
C11	516.45'	70.57'	35.34'	70.52'	S 30° 29' 15" W	07° 30' 07"
C16	240.32'	138.14'	71.04'	136.25'	S 22° 40' 13" E	32° 56' 06"
C17	240.32'	138.14'	71.04'	136.25'	S 52° 28' 31" E	26° 36' 31"
C35	263.32'	428.26'	277.07'	383.28'	S 19° 30' 18" E	92° 28' 58"
C37	240.32'	138.16'	71.05'	136.26'	S 10° 16' 01" W	32° 56' 21"
C84	516.45'	101.32'	50.83'	101.16'	S 38° 51' 32" W	11° 14' 28"
C85	568.45'	77.62'	38.87'	77.35'	S 49° 23' 01" W	07° 51' 03"
C86	541.45'	251.11'	127.86'	248.87'	S 40° 01' 22" W	26° 34' 21"
C93	110.32'	51.23'	26.09'	50.77'	S 52° 26' 31" E	26° 36' 31"
C94	110.32'	51.23'	26.09'	50.77'	S 22° 40' 13" E	32° 56' 06"
C95	386.45'	50.60'	25.34'	50.56'	S 30° 29' 15" W	07° 30' 07"
C98	110.32'	53.42'	26.61'	52.55'	S 10° 16' 01" W	32° 56' 21"
C99	386.45'	57.84'	28.98'	57.79'	S 38° 51' 35" W	08° 34' 33"
C125	290.32'	91.78'	46.28'	91.40'	S 30° 49' 24" E	18° 06' 48"
C126	125.00'	48.90'	24.77'	48.59'	N 89° 19' 41" E	22° 24' 57"
C127	125.00'	53.25'	27.04'	52.85'	S 67° 15' 33" E	24° 24' 35"
C128	75.00'	81.29'	32.48'	59.60'	S 78° 28' 01" E	46° 49' 32"
C129	100.00'	81.73'	43.30'	79.47'	S 78° 28' 01" E	46° 49' 32"
C130	30.00'	41.95'	20.22'	38.61'	S 38° 03' 49" E	80° 06' 42"
C131	290.32'	35.39'	16.71'	33.37'	S 01° 18' 06" W	06° 35' 22"
C132	30.00'	14.65'	7.47'	14.50'	S 35° 48' 13" W	27° 58' 27"
C133	30.00'	27.30'	14.68'	26.37'	N 75° 48' 37" W	52° 08' 20"
C134	50.00'	48.28'	26.21'	46.43'	S 13° 51' 20" E	55° 19' 41"
C135	50.00'	48.28'	26.21'	46.43'	S 41° 28' 21" W	55° 19' 41"
C136	50.00'	62.51'	36.09'	58.52'	N 75° 02' 44" W	71° 38' 10"
C137	50.00'	26.83'	13.74'	26.51'	N 23° 51' 26" W	30° 44' 27"
C138	30.00'	24.38'	12.91'	23.72'	S 31° 46' 14" E	46° 34' 03"
C139	30.00'	22.74'	11.95'	22.20'	N 79° 54' 14" W	43° 26' 08"
C140	30.00'	1.64'	0.82'	1.64'	S 12° 54' 05" W	16° 36' 35"
C141	290.32'	84.16'	42.38'	83.87'	S 12° 54' 05" W	16° 36' 35"
C142	290.32'	28.02'	14.02'	28.01'	S 23° 58' 17" W	05° 31' 48"
C143	568.45'	25.76'	12.88'	25.76'	S 28° 02' 22" W	02° 38' 22"
C144	568.45'	80.06'	40.10'	79.99'	S 33° 23' 30" W	08° 05' 53"
C145	568.45'	79.27'	39.70'	79.20'	S 41° 28' 58" W	08° 01' 03"
C146	50.00'	52.45'	28.93'	50.08'	S 71° 34' 14" E	60° 06' 07"
C147	265.32'	178.82'	175.45'	240.35'	S 07° 25' 42" W	38° 36' 58"
C148	265.32'	249.44'	134.80'	240.35'	S 38° 48' 47" E	53° 51' 59"

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 TRACT A 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 2nd DAY OF June, 1999.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Linda Hadden
WITNESS *Linda Hadden* BY: *W.D. Cannon*
FOR AND E. *W.D. Cannon* WITNESS *W.D. Cannon*
PRINT NAME *LINDA HADDEN* PRINT NAME *WILLIAM O. CANNON, CHAIRMAN*

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF JUNE, 1999, BY WILLIAM O. CANNON, 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 Hadden
PRINT NAME *LINDA HADDEN*
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. *841554*
MY COMMISSION EXPIRES: *6/23/01*

L a H e
(EXISTING)

PREPARED BY:
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
15800 Highway 17
Orange Park, Florida

View: SH4
Cadd: 26125
Hidem: Yes
PS: Yes

