

SPRING CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 28
SHEET 1 OF 9 SHEETS

31301cap.dwg Thursday - Mar 13, 2003 02:21PM * View: Model *

"TYPE 1 SUBDIVISION"

CAPTION

A PARCEL OF LAND SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE ON THE EASTERLY LINE THEREOF RUN THE FOLLOWING 2 COURSES: 1) SOUTH 08 DEGREES 35 MINUTES 17 SECONDS WEST 1210.10 FEET TO THE POINT OF BEGINNING; 2) SOUTH 08 DEGREES 35 MINUTES 17 SECONDS WEST 819.86 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 42 SECONDS EAST 1178.13 FEET; THENCE SOUTH 19 DEGREES 06 MINUTES 22 SECONDS EAST 90.48 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 23 SECONDS WEST 91.25 FEET; THENCE SOUTH 52 DEGREES 22 MINUTES 00 SECONDS WEST 68.75 FEET; THENCE SOUTH 31 DEGREES 13 MINUTES 49 SECONDS WEST 42.90 FEET; THENCE SOUTH 51 DEGREES 23 MINUTES 10 SECONDS WEST 49.80 FEET; THENCE SOUTH 38 DEGREES 59 MINUTES 08 SECONDS WEST 41.84 FEET; THENCE SOUTH 86 DEGREES 39 MINUTES 51 SECONDS WEST 32.45 FEET; THENCE SOUTH 63 DEGREES 32 MINUTES 53 SECONDS WEST 65.56 FEET; THENCE SOUTH 07 DEGREES 40 MINUTES 52 SECONDS EAST 179.34 FEET; THENCE SOUTH 06 DEGREES 17 MINUTES 34 SECONDS WEST 89.85 FEET; THENCE SOUTH 45 DEGREES 19 MINUTES 05 SECONDS WEST 71.00 FEET; THENCE SOUTH 38 DEGREES 42 MINUTES 56 SECONDS WEST 282.88 FEET; THENCE SOUTH 69 DEGREES 02 MINUTES 09 SECONDS WEST 240.91 FEET; THENCE NORTH 07 DEGREES 18 MINUTES 08 SECONDS WEST 228.58 FEET; THENCE NORTH 54 DEGREES 42 MINUTES 40 SECONDS WEST 185.05 FEET; THENCE NORTH 33 DEGREES 45 MINUTES 58 SECONDS WEST 340.94 FEET; THENCE NORTH 18 DEGREES 25 MINUTES 21 SECONDS WEST 193.23 FEET; THENCE SOUTH 58 DEGREES 27 MINUTES 19 SECONDS WEST 229.81 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 43.24 FEET, THE BEARING OF SAID CHORD BEING SOUTH 12 DEGREES 20 MINUTES 41 SECONDS WEST; THENCE SOUTH 33 DEGREES 45 MINUTES 58 SECONDS EAST 10.74 FEET; THENCE SOUTH 56 DEGREES 14 MINUTES 02 SECONDS WEST 50.00 FEET; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 41.80 FEET, THE BEARING OF SAID CHORD BEING NORTH 77 DEGREES 39 MINUTES 19 SECONDS WEST; THENCE SOUTH 58 DEGREES 27 MINUTES 19 SECONDS WEST 9.38 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 41 SECONDS WEST 80.00 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 39.68 FEET, THE BEARING OF SAID CHORD BEING NORTH 17 DEGREES 03 MINUTES 25 SECONDS EAST; THENCE NORTH 24 DEGREES 20 MINUTES 30 SECONDS WEST 82.09 FEET; THENCE SOUTH 65 DEGREES 39 MINUTES 30 SECONDS WEST 107.85 FEET; THENCE NORTH 79 DEGREES 09 MINUTES 21 SECONDS WEST 213.28 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 382.00 FEET, RUN A CHORD DISTANCE OF 75.94 FEET, THE BEARING OF SAID CHORD BEING NORTH 01 DEGREE 10 MINUTES 18 SECONDS EAST; THENCE NORTH 04 DEGREES 50 MINUTES 57 SECONDS WEST 122.20 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 412.00 FEET, RUN A CHORD DISTANCE OF 87.87 FEET, THE BEARING OF SAID CHORD BEING NORTH 10 DEGREES 57 MINUTES 25 SECONDS WEST; THENCE NORTH 84 DEGREES 18 MINUTES 42 SECONDS WEST 21.02 FEET; THENCE NORTH 39 DEGREES 30 MINUTES 12 SECONDS WEST 159.72 FEET; THENCE NORTH 52 DEGREES 58 MINUTES 18 SECONDS WEST 79.04 FEET; THENCE NORTH 81 DEGREES 23 MINUTES 06 SECONDS WEST 48.35 FEET; THENCE NORTH 21 DEGREES 54 MINUTES 58 SECONDS WEST 39.19 FEET; THENCE NORTH 03 DEGREES 23 MINUTES 13 SECONDS WEST 57.50

(CONTINUED)

Total number of lots = 86
Total number of tracts = 5

38.176 acres ±
CURRENT ZONING: P.U.D.

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

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES 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 LAKES 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, ROADS AND LAKE; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACTS C AND D SHOWN ON THIS PLAT, DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT), ARE ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION LAKE AND FILTRATION SYSTEM. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEM IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACTS ARE CONVEYED TO A HOMEOWNERS ASSOCIATION WHICH HAS THE DUTY AND AUTHORITY, AND HAS ACCEPTED RESPONSIBILITY THEREFORE. 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 LAKES 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 LAKES AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES 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 820, 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 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 820, FLORIDA STATUTES, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH SPRING CREEK 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 820, 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:

Robert M. Wilson
WITNESS
Robert M. Wilson
PRINT NAME
Robert M. Wilson
WITNESS
Robert M. Wilson
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURE
BY:
LEONARD H. RONNIE, JR., PRESIDENT
THE CORPORATION IS A GENERAL PARTNER OF AND ACTS ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 17th DAY OF Sept. 2003,
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA
Robert M. Wilson
CLERK OF BOARD
ROBERT M. WILSON
Robert M. Wilson
CHAIRMAN
LARRY LANCASTER

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 42, PAGES 28 THRU 36, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 23rd DAY OF September, 2003.

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

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 4th DAY OF Sept., 2003

THAD CROWE
DIRECTOR, DEPARTMENT OF PLANNING
Thad Crowe

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 820, FLORIDA STATUTES, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SPRING CREEK 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, ROADS, LAKE, 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. 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 EASEMENTS FOR THE WATER AND SEWER SYSTEMS MARKED C.C.U.A. AND SHOWN ON PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.

(TRACTS)

TRACT A (LANDSCAPE BUFFER), TRACT B (CONSERVATION EASEMENT), TRACTS C AND D (LAKES AND FILTRATION SYSTEM) AND TRACT E (SIGNAGE) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

(CONTINUED)

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 24 DAY OF APRIL 2003.

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

SIGNED IN THE PRESENCE OF:

Linda Hadden
WITNESS
LINDA HADDEN
PRINT NAME
Linda Hadden
WITNESS
Linda Hadden
PRINT NAME

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.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MARCH, 2003, BY ROGER S. ARROWSMITH, PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis
THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD 031074
MY COMMISSION EXPIRES: JULY 20, 2005

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



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

SPRING CREEK AT EAGLE HARBOR

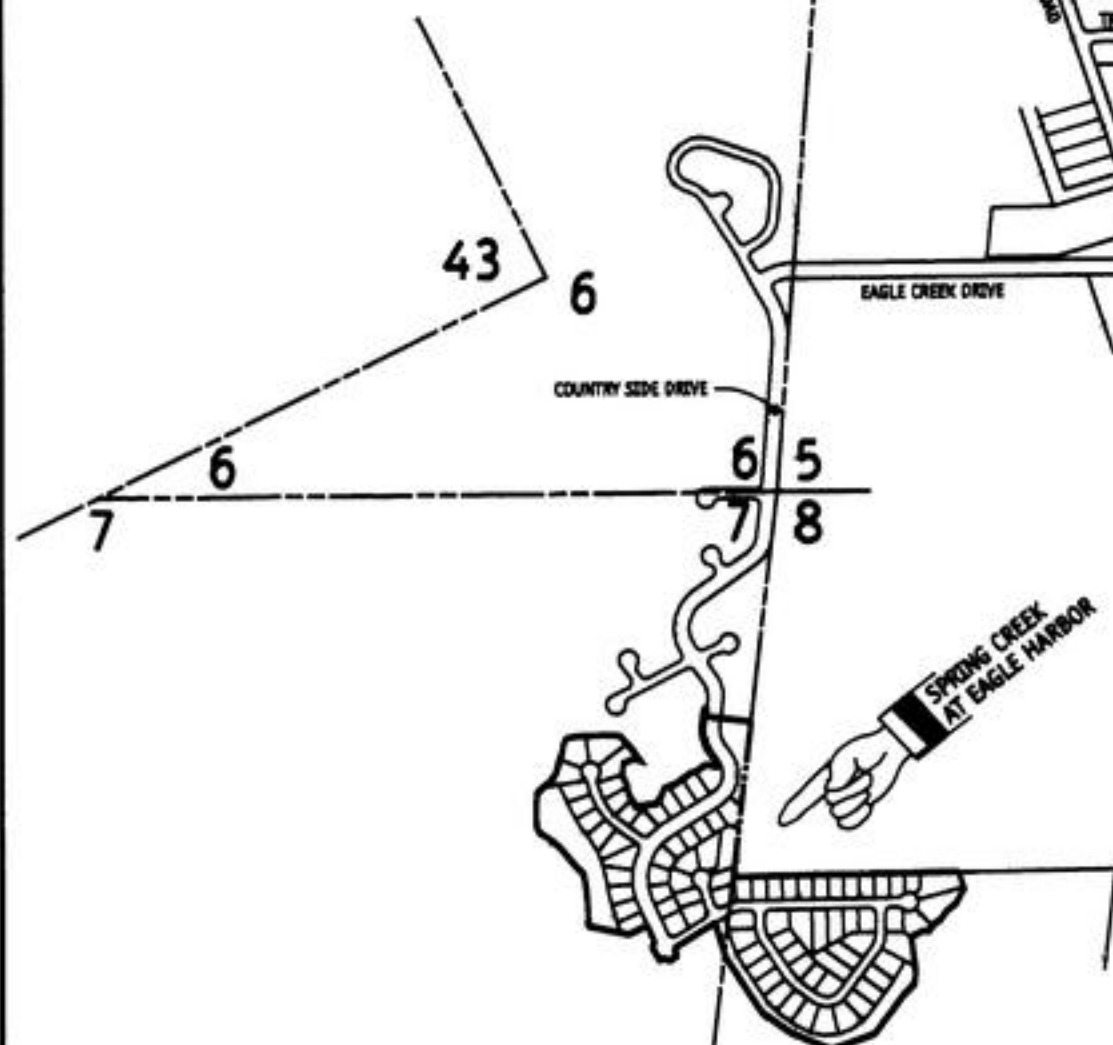
PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 29

SHEET 2 OF 9 SHEETS

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"TYPE 1 SUBDIVISION"



VICINITY SKETCH

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

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 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 19 DAY OF MARCH, 2003.

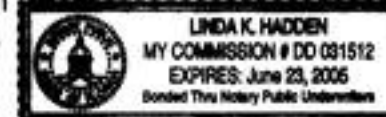
THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

WITNESS: Jack Healan, PRINT NAME: Jack Healan
WITNESS: Linda K. Hadden, PRINT NAME: Linda K. Hadden
JOHN F. CONROY, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF MARCH, 2003, BY JOHN F. CONROY, 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
PRINT NAME: LINDA K. HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 22031512
MY COMMISSION EXPIRES: JUNE 23, 2005



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: Celeste J. Borell, PRINT NAME: Celeste J. Borell
WITNESS: Minnie K. Green, PRINT NAME: Minnie K. Green

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

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

STATE OF NEW JERSEY, COUNTY OF BERGEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF MARCH, 2003, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Johanna Curry
PRINT NAME: JOHANNA CURRY
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO. 2265206
MY COMMISSION EXPIRES: MAY 5, 2005

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.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF MARCH, 2003, 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
PRINT NAME: THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD 031074
MY COMMISSION EXPIRES: JULY 20, 2005

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

COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

SIGNED IN THE PRESENCE OF:
WITNESS: Jack Healan, PRINT NAME: Jack Healan
WITNESS: Linda K. Hadden, PRINT NAME: Linda K. Hadden
JOHN F. CONROY, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF MARCH, 2003, BY JOHN F. CONROY, 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.

Linda K. Hadden
PRINT NAME: LINDA K. HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD031512
MY COMMISSION EXPIRES: JUNE 23, 2005



PREPARED BY:
McKEE, ELAND AND MULLIS
LAND SURVEYORS, INC.
1346 HIGHTWAY 101, 17
ORANGE PARK, FLORIDA

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 2 DAY OF Sept, 2003

Chris Miller
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 27 DAY OF August, 2003

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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED 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 27 DAY OF August, 2003.

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

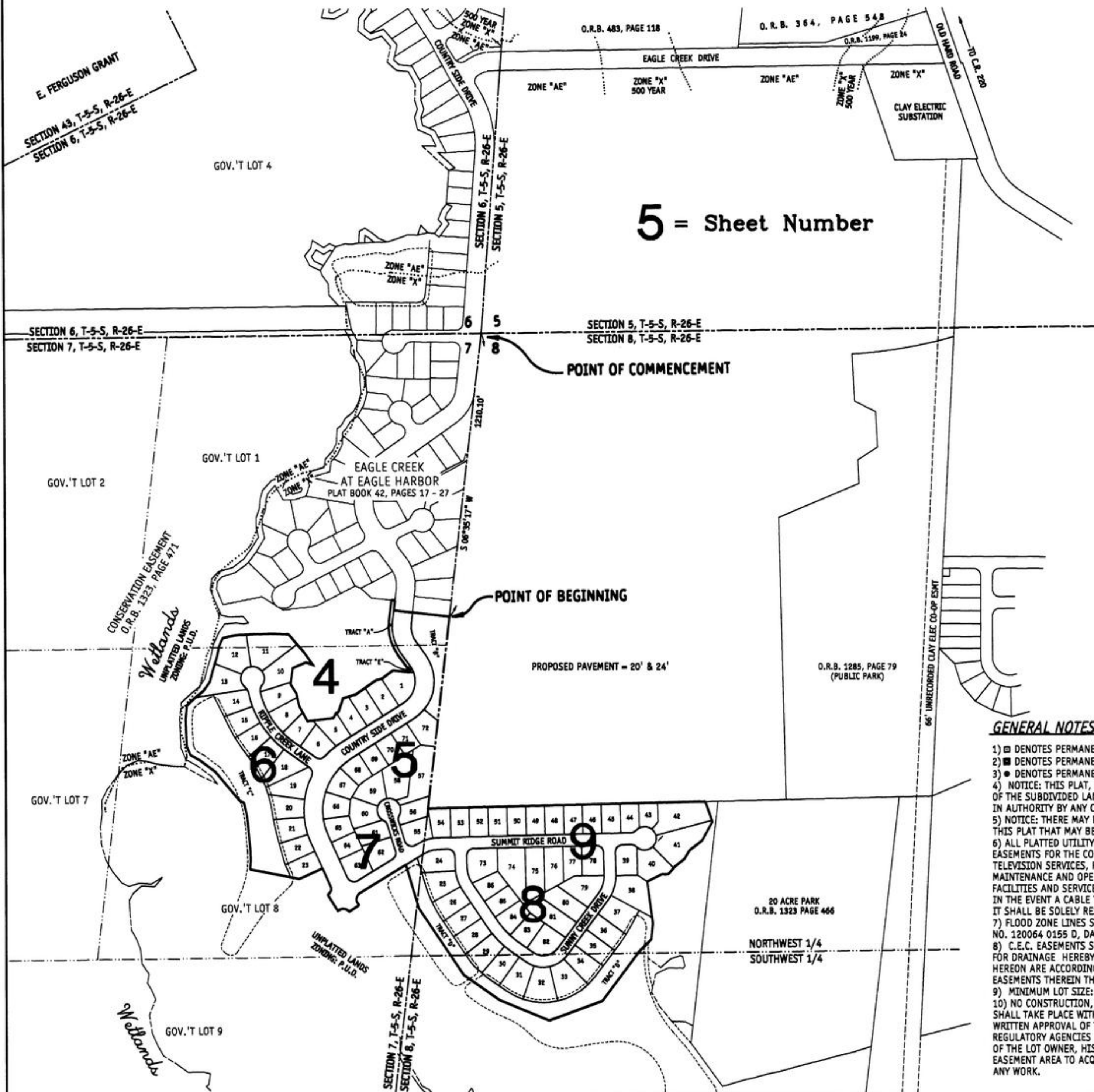
SPRING CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

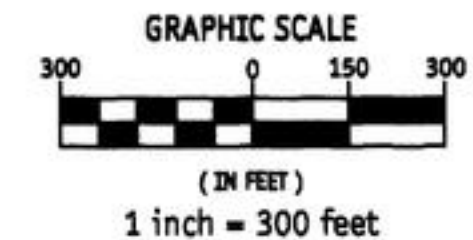
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SHEET 3 OF 9 SHEETS

31301_SpringCreek.dwg Friday - Aug 01, 2003 01:25PM * View: K *
"TYPE 1 SUBDIVISION"



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
ESMT.- EASEMENT
C.E.C.- CLAY ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT
C.C.U.A.- CLAY COUNTY UTILITY AUTHORITY UTILITY EASEMENT
C.D.D.- THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT
C/L- CENTERLINE
P.B.- PLAT BOOK
T-4-S- TOWNSHIP 4 SOUTH
R-26-E- RANGE 26 EAST
O.R.B.- OFFICIAL RECORDS BOOK
GOV.'T- GOVERNMENT



TRACT AREAS	
TRACT "A"	= 0.1052 Acres ±
TRACT "B"	= 0.8181 Acres ±
TRACT "C"	= 2.7013 Acres ±
TRACT "D"	= 2.2734 Acres ±
TRACT "E"	= 0.0090 Acres ±

GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M.- P.L.S. 3593")
- 2) ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND. ("P.R.M.- P.L.S. 3593")
- 3) ● DENOTES PERMANENT CONTROL POINT. ("PCP LS 3593")
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 7) FLOOD ZONE LINES SHOWN HEREON 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. ALL C.E.C. EASEMENTS SHOWN HEREON ARE ACCORDING TO OFFICIAL RECORDS BOOK 2215, PAGE 1068. THERE ARE ADDITIONAL EASEMENTS THEREIN THAT ARE NOT PLOTTABLE.
- 9) MINIMUM LOT SIZE: 10,000 SQUARE FEET ±
- 10) NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN THE CONSERVATION EASEMENTS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES WITH THE JURISDICTION OVER SAID EASEMENTS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE EASEMENT AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.



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

SPRING CREEK AT EAGLE HARBOR

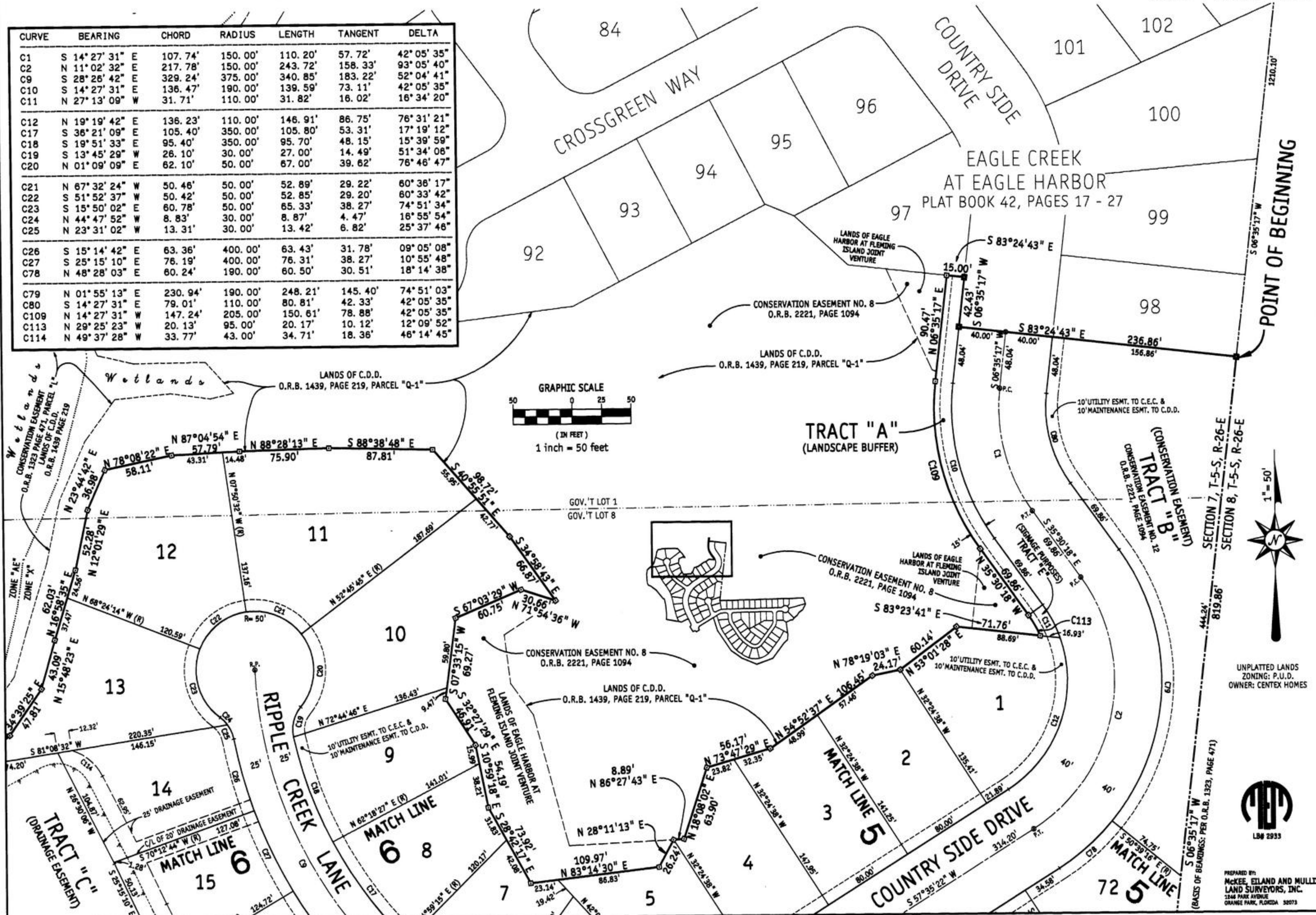
PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 31

SHEET 4 OF 9 SHEETS

31301_SpringCreek.dwg Friday - Aug 01, 2003 01:28PM * View: 1 *
"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	S 14° 27' 31" E	107.74'	150.00'	110.20'	57.72'	42° 05' 35"
C2	N 11° 02' 32" E	217.78'	150.00'	243.72'	158.33'	93° 05' 40"
C9	S 28° 26' 42" E	329.24'	375.00'	340.85'	183.22'	52° 04' 41"
C10	S 14° 27' 31" E	136.47'	190.00'	139.59'	73.11'	42° 05' 35"
C11	N 27° 13' 09" W	31.71'	110.00'	31.82'	16.02'	16° 34' 20"
C12	N 19° 19' 42" E	136.23'	110.00'	146.91'	86.75'	76° 31' 21"
C17	S 36° 21' 09" E	105.40'	350.00'	105.80'	53.31'	17° 19' 12"
C18	S 19° 51' 33" E	95.40'	350.00'	95.70'	48.15'	15° 39' 59"
C19	S 13° 45' 29" W	26.10'	30.00'	27.00'	14.49'	51° 34' 06"
C20	N 01° 09' 09" E	62.10'	50.00'	67.00'	39.62'	76° 46' 47"
C21	N 67° 32' 24" W	50.46'	50.00'	52.89'	29.22'	60° 36' 17"
C22	S 51° 52' 37" W	50.42'	50.00'	52.85'	29.20'	60° 33' 42"
C23	S 15° 50' 02" E	60.78'	50.00'	65.33'	38.27'	74° 51' 34"
C24	N 44° 47' 52" W	8.83'	30.00'	8.87'	4.47'	16° 55' 54"
C25	N 23° 31' 02" W	13.31'	30.00'	13.42'	6.82'	25° 37' 46"
C26	S 15° 14' 42" E	63.36'	400.00'	63.43'	31.78'	09° 05' 08"
C27	S 25° 15' 10" E	76.19'	400.00'	76.31'	38.27'	10° 55' 48"
C78	N 48° 28' 03" E	60.24'	190.00'	60.50'	30.51'	18° 14' 38"
C79	N 01° 55' 13" E	230.94'	190.00'	248.21'	145.40'	74° 51' 03"
C80	S 14° 27' 31" E	79.01'	110.00'	80.81'	42.33'	42° 05' 35"
C109	N 14° 27' 31" W	147.24'	205.00'	150.61'	78.88'	42° 05' 35"
C113	N 29° 25' 23" W	20.13'	95.00'	20.17'	10.12'	12° 09' 52"
C114	N 49° 37' 28" W	33.77'	43.00'	34.71'	18.36'	46° 14' 45"



UNPLATTED LANDS
ZONING: P.U.D.
OWNER: CENTEX HOMES



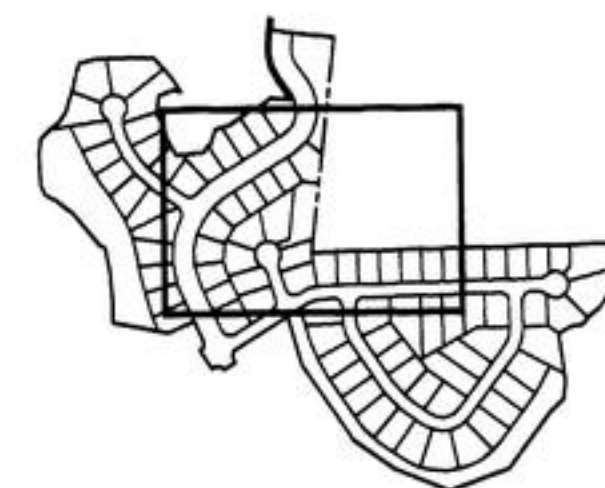
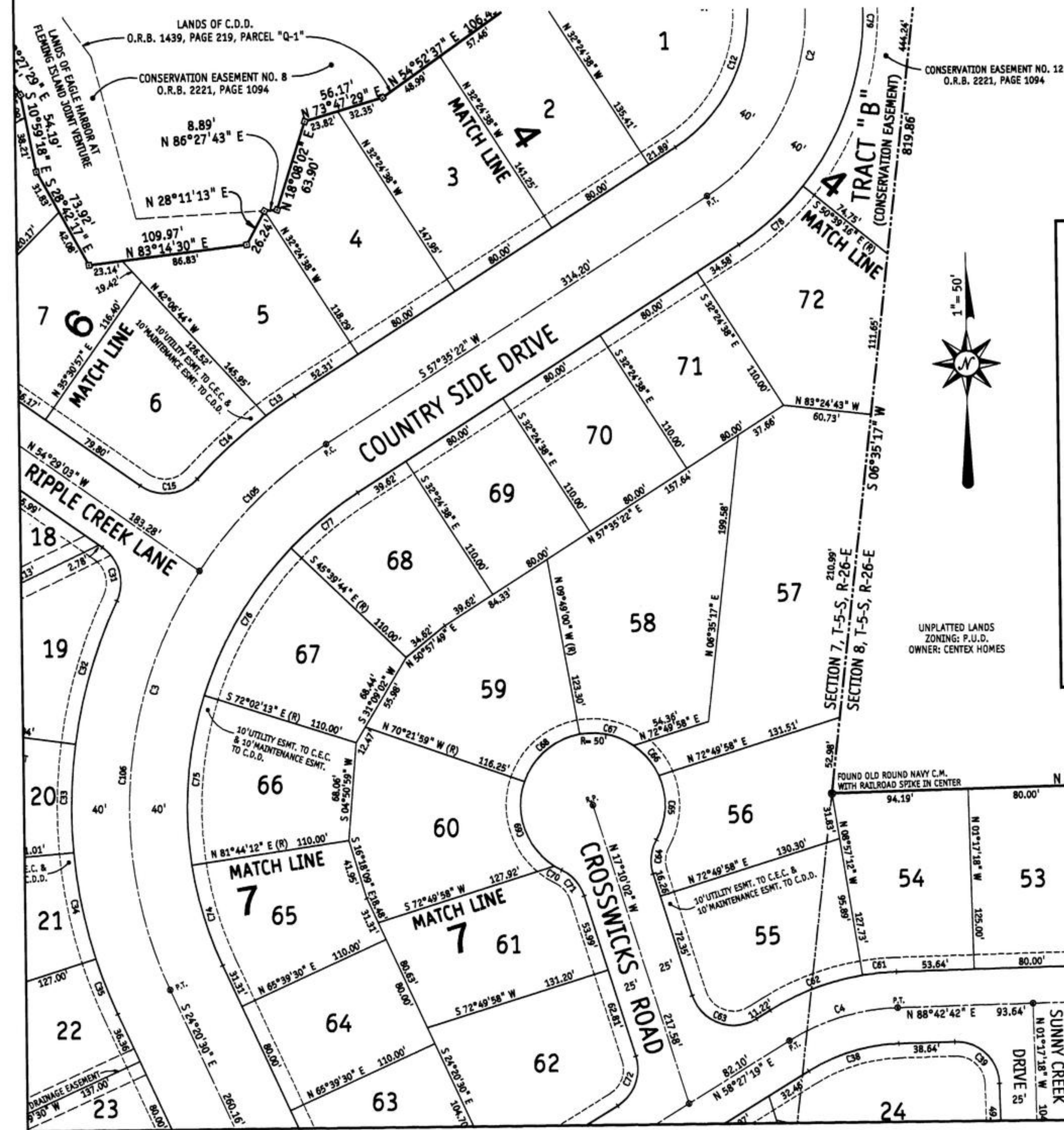
PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1846 PARK AVENUE
ORANGE PARK, FLORIDA 32073

SPRING CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 32
SHEET 5 OF 9 SHEETS

31301_SpringCreek.dwg Friday - Aug 01, 2003 01:35PM * View: 2 *
"TYPE 1 SUBDIVISION"



GRAPHIC SCALE
0 25 50
(IN FEET)
1 inch = 50 feet



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C2	N 11° 02' 32" E	217.78'	150.00'	243.72'	158.33'	93° 05' 40"
C3	S 16° 37' 26" W	393.36'	300.00'	428.99'	260.47'	81° 55' 52"
C4	S 73° 35' 00" W	78.29'	150.00'	79.21'	40.55'	30° 15' 23"
C12	N 19° 19' 42" E	136.23'	110.00'	146.91'	86.75'	76° 31' 21"
C13	S 55° 32' 46" E	24.25'	340.00'	24.25'	12.13'	04° 05' 14"
C14	S 48° 03' 23" W	64.54'	340.00'	64.64'	32.42'	10° 53' 32"
C15	N 84° 03' 47" E	39.72'	30.00'	43.41'	26.50'	82° 54' 21"
C61	S 84° 51' 01" W	23.57'	175.00'	23.59'	11.81'	07° 43' 22"
C62	S 69° 43' 19" W	68.38'	175.00'	68.83'	34.86'	22° 32' 02"
C63	S 69° 21' 22" E	47.40'	30.00'	54.65'	38.66'	104° 22' 39"
C64	S 06° 06' 59" W	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C65	N 02° 52' 25" E	44.66'	50.00'	46.30'	24.96'	53° 03' 12"
C66	N 39° 18' 43" W	26.99'	50.00'	27.33'	14.02'	31° 19' 04"
C67	N 77° 23' 38" W	38.14'	50.00'	39.14'	20.63'	44° 50' 44"
C68	S 49° 54' 30" W	50.41'	50.00'	52.84'	29.19'	60° 32' 59"
C69	S 18° 43' 29" E	62.06'	50.00'	66.95'	39.57'	76° 42' 58"
C70	S 60° 24' 32" E	5.80'	50.00'	5.81'	2.91'	06° 39' 07"
C71	N 40° 27' 04" W	23.72'	30.00'	24.38'	12.91'	46° 34' 03"
C72	N 20° 38' 38" E	36.78'	30.00'	39.60'	23.28'	75° 37' 21"
C74	S 16° 18' 09" E	72.72'	260.00'	72.96'	36.72'	16° 04' 41"
C75	S 04° 50' 59" W	117.98'	260.00'	119.01'	60.57'	26° 13' 35"
C76	S 31° 09' 02" W	118.63'	260.00'	119.68'	60.92'	26° 22' 29"
C77	S 50° 57' 49" W	60.00'	260.00'	60.13'	30.20'	13° 15' 06"
C78	N 48° 28' 03" E	60.24'	190.00'	60.50'	30.51'	18° 14' 38"
C79	N 01° 55' 13" E	230.94'	190.00'	248.21'	145.40'	74° 51' 03"
C105	S 45° 39' 51" W	123.98'	300.00'	124.88'	63.36'	23° 51' 03"
C106	S 04° 41' 55" W	291.25'	300.00'	304.11'	166.57'	58° 04' 48"

PREPARED BY:
McKEE, EDLAND AND MULLIS
LAND SURVEYORS, INC.
1248 PARK AVENUE
ORANGE PARK, FLORIDA 32073

FOUND OLD ROUND NAVY C.M.
WITH RAILROAD SPIKE IN CENTER

SUMMIT RIDGE ROAD

SUNNY CREEK
DRIVE

SPRING CREEK AT EAGLE HARBOR

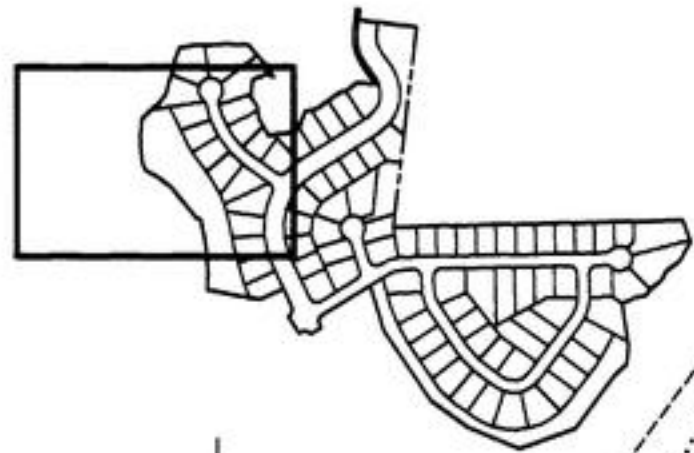
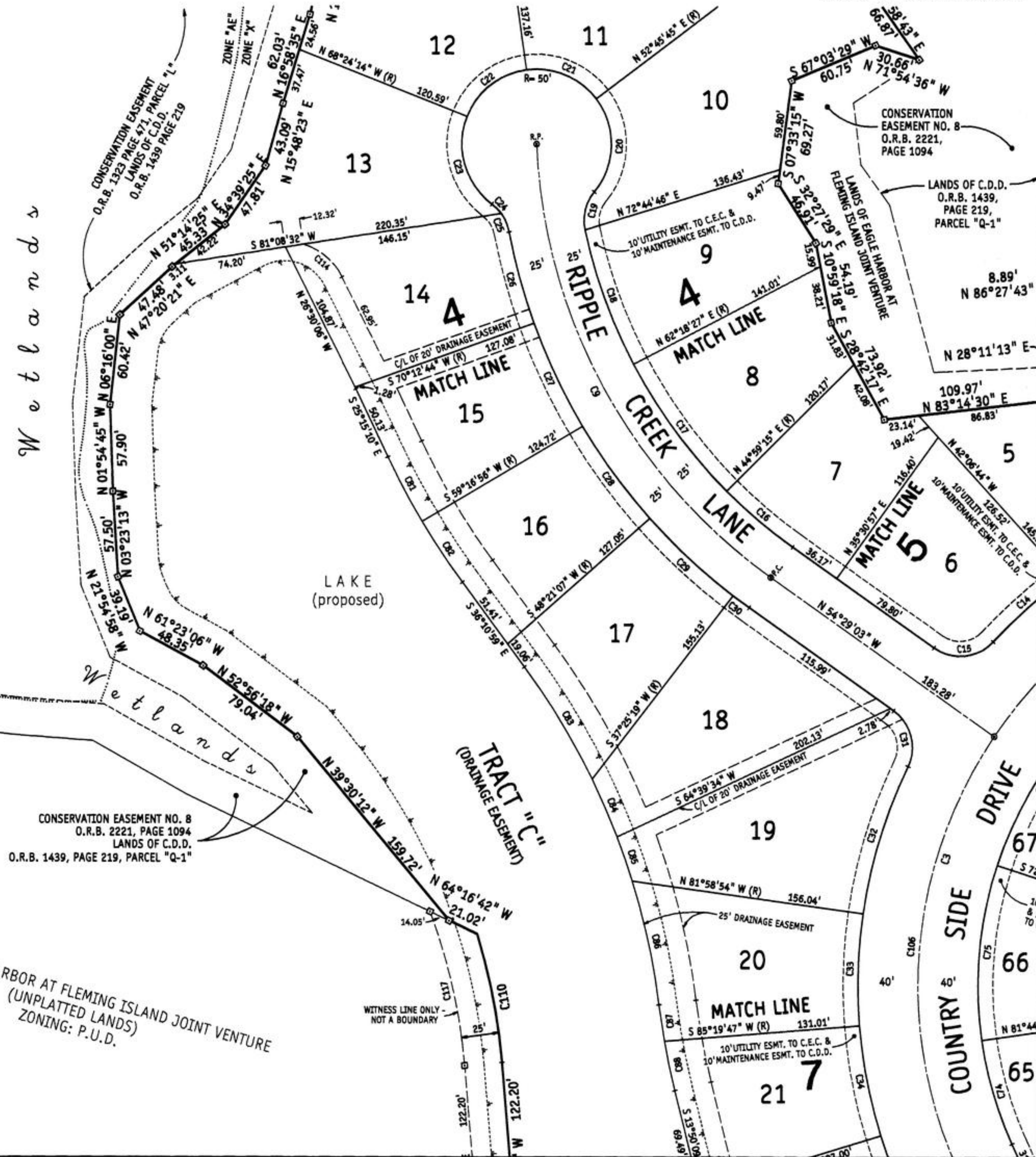
PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 33

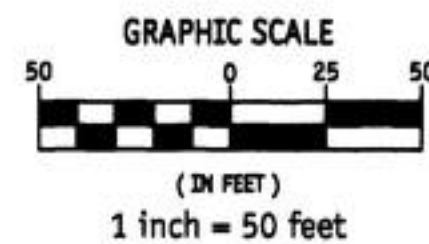
SHEET 6 OF 9 SHEETS

31301_SpringCreek.dwg Friday - Aug 01, 2003 01:35PM * View: 3 *
"TYPE 1 SUBDIVISION"

CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C3	S 16° 37' 26" W	393.36'	300.00'	428.99'	260.47'	81° 55' 52"
C9	S 28° 26' 42" E	329.24'	375.00'	340.85'	183.22'	52° 04' 41"
C14	S 48° 03' 23" W	64.54'	340.00'	64.64'	32.42'	10° 53' 32"
C15	N 84° 03' 47" E	39.72'	30.00'	43.41'	26.50'	82° 54' 21"
C16	S 49° 44' 54" E	57.79'	350.00'	57.88'	29.00'	09° 28' 18"
C17	S 36° 21' 09" E	105.40'	350.00'	105.80'	53.31'	17° 19' 12"
C18	S 19° 51' 33" E	95.40'	350.00'	95.70'	48.15'	15° 39' 59"
C19	S 13° 45' 29" W	26.10'	30.00'	27.00'	14.49'	51° 34' 06"
C20	N 01° 09' 09" E	62.10'	50.00'	67.00'	39.62'	78° 46' 47"
C21	N 67° 32' 24" W	50.46'	50.00'	52.89'	29.22'	60° 36' 17"
C22	S 51° 52' 37" W	50.42'	50.00'	52.85'	29.20'	60° 33' 42"
C23	S 15° 50' 02" E	60.78'	50.00'	65.33'	38.27'	74° 51' 34"
C24	N 44° 47' 52" W	8.83'	30.00'	8.87'	4.47'	18° 55' 54"
C25	N 23° 31' 02" W	13.31'	30.00'	13.42'	6.82'	25° 37' 46"
C26	S 15° 14' 42" E	63.36'	400.00'	63.43'	31.78'	09° 05' 08"
C27	S 25° 15' 10" E	76.19'	400.00'	76.31'	38.27'	10° 55' 48"
C28	S 36° 10' 59" E	76.19'	400.00'	76.31'	38.27'	10° 55' 48"
C29	S 47° 06' 47" E	76.19'	400.00'	76.31'	38.27'	10° 55' 48"
C30	S 53° 31' 52" E	13.31'	400.00'	13.31'	6.65'	01° 54' 22"
C31	N 14° 29' 18" W	38.56'	30.00'	41.88'	25.17'	79° 59' 29"
C32	S 16° 45' 46" W	103.38'	340.00'	103.78'	52.30'	17° 29' 21"
C33	S 01° 40' 26" W	75.14'	340.00'	75.29'	37.80'	12° 41' 18"
C34	S 11° 01' 41" E	75.30'	340.00'	75.46'	37.88'	12° 42' 56"
C81	S 27° 59' 07" E	48.82'	512.00'	48.84'	24.44'	05° 27' 54"
C82	S 33° 27' 02" E	48.82'	512.00'	48.84'	24.44'	05° 27' 54"
C83	N 31° 01' 19" W	87.79'	487.97'	87.91'	44.07'	10° 19' 19"
C84	N 23° 23' 28" W	42.06'	487.97'	42.07'	21.05'	04° 56' 24"
C85	N 19° 04' 42" W	31.38'	487.97'	31.39'	15.70'	03° 41' 08"
C86	N 12° 14' 40" W	84.91'	487.97'	85.01'	42.61'	09° 58' 55"
C87	S 08° 38' 38" E	24.85'	512.00'	24.85'	12.43'	02° 46' 52"
C88	S 11° 56' 06" E	33.96'	512.00'	33.97'	18.99'	03° 48' 05"
C106	S 04° 41' 55" W	291.25'	300.00'	304.11'	166.57'	58° 04' 48"
C110	N 10° 57' 25" W	87.67'	412.00'	87.84'	44.09'	12° 12' 56"
C114	N 49° 37' 28" W	33.77'	43.00'	34.71'	18.38'	46° 14' 45"
C117	N 12° 43' 17" W	106.01'	387.00'	106.34'	53.51'	15° 44' 39"



GOV. T LOT 7
GOV. T LOT 8



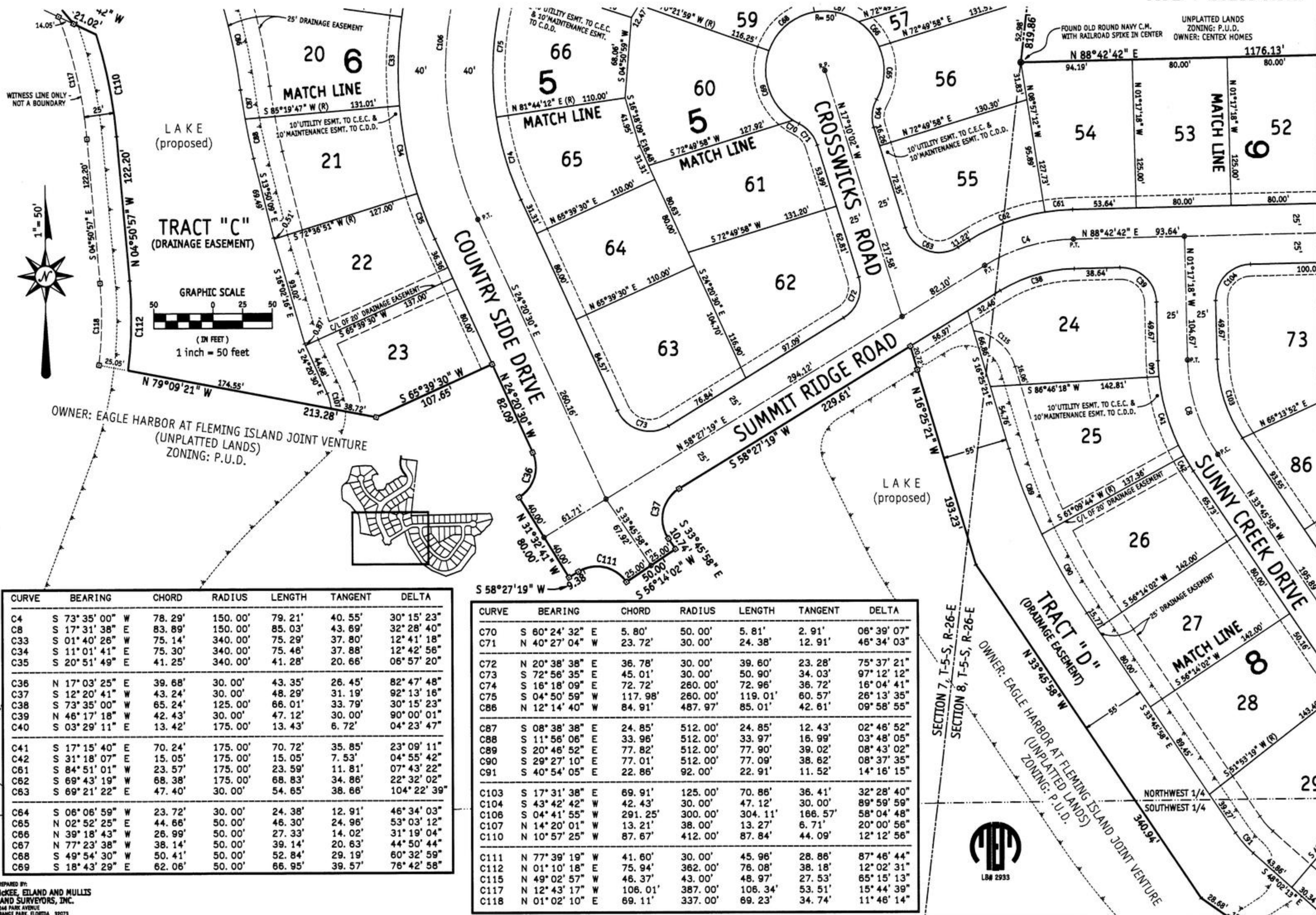
OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
(UNPLATTED LANDS)
ZONING: P.U.D.

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

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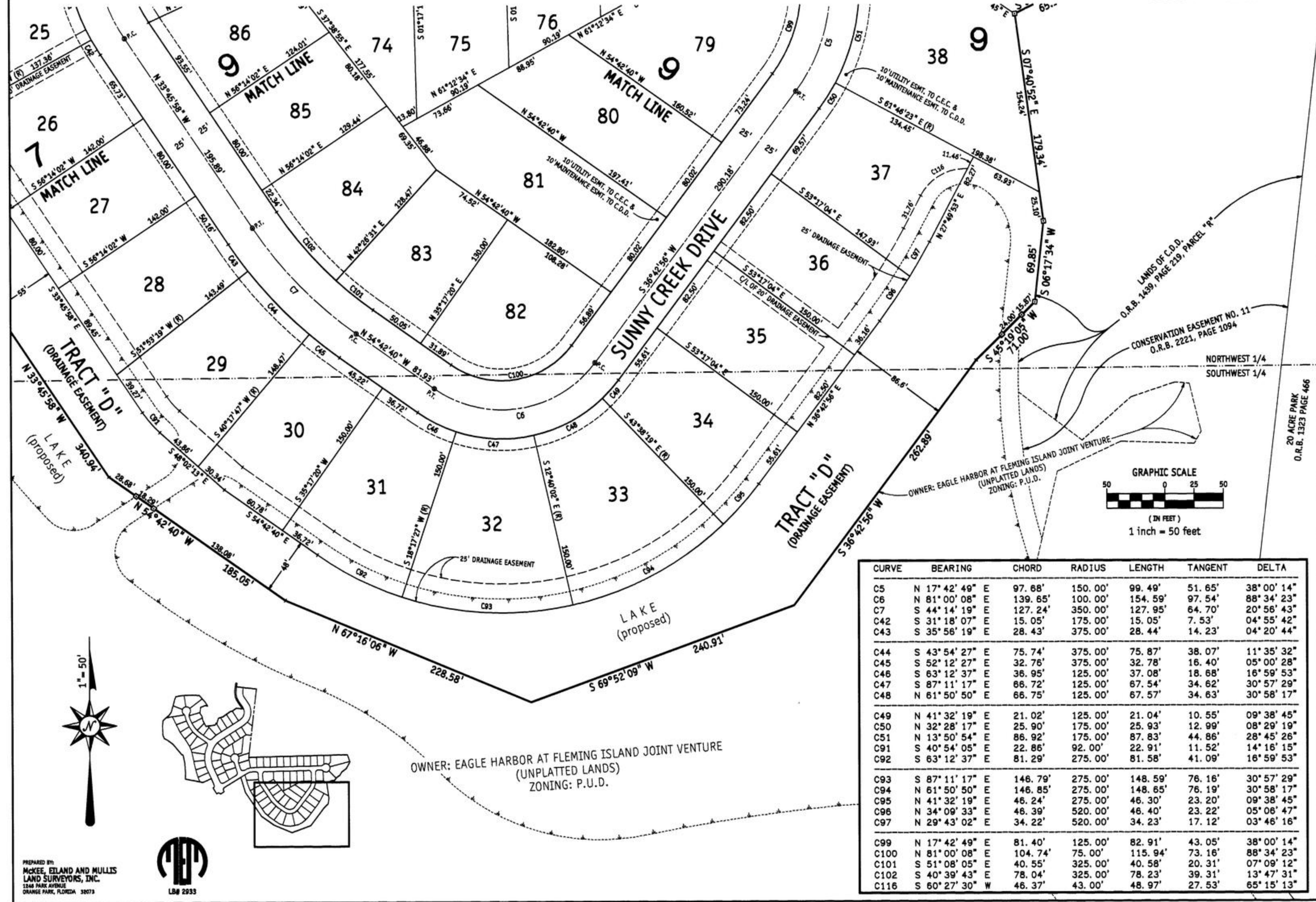
SHEET 7 OF 9 SHEETS

31301_SpringCreek.dwg Wednesday - Apr 16, 2003 03:20PM * View: 4 *
"TYPE 1 SUBDIVISION"



SPRING CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



CURVE	BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C5	N 17° 42' 49" E	97.68'	150.00'	99.49'	51.65'	38° 00' 14"
C6	N 81° 00' 08" E	139.65'	100.00'	154.59'	97.54'	88° 34' 23"
C7	S 44° 14' 19" E	127.24'	350.00'	127.95'	64.70'	20° 56' 43"
C42	S 31° 18' 07" E	15.05'	175.00'	15.05'	7.53'	04° 55' 42"
C43	S 35° 56' 19" E	28.43'	375.00'	28.44'	14.23'	04° 20' 44"
C44	S 43° 54' 27" E	75.74'	375.00'	75.87'	38.07'	11° 35' 32"
C45	S 52° 12' 27" E	32.76'	375.00'	32.78'	16.40'	05° 00' 28"
C46	S 63° 12' 37" E	36.95'	125.00'	37.08'	18.68'	16° 59' 53"
C47	S 87° 11' 17" E	66.72'	125.00'	67.54'	34.62'	30° 57' 29"
C48	N 61° 50' 50" E	66.75'	125.00'	67.57'	34.63'	30° 58' 17"
C49	N 41° 32' 19" E	21.02'	125.00'	21.04'	10.55'	09° 38' 45"
C50	N 32° 28' 17" E	25.90'	175.00'	25.93'	12.99'	08° 29' 19"
C51	N 13° 50' 54" E	86.92'	175.00'	87.83'	44.86'	28° 45' 26"
C91	S 40° 54' 05" E	22.86'	92.00'	22.91'	11.52'	14° 16' 15"
C92	S 63° 12' 37" E	81.29'	275.00'	81.58'	41.09'	16° 59' 53"
C93	S 87° 11' 17" E	146.79'	275.00'	148.59'	76.16'	30° 57' 29"
C94	N 61° 50' 50" E	146.85'	275.00'	148.65'	76.19'	30° 58' 17"
C95	N 41° 32' 19" E	46.24'	275.00'	46.30'	23.20'	09° 38' 45"
C96	N 34° 09' 33" E	46.39'	520.00'	46.40'	23.22'	05° 06' 47"
C97	N 29° 43' 02" E	34.22'	520.00'	34.23'	17.12'	03° 46' 16"
C99	N 17° 42' 49" E	81.40'	125.00'	82.91'	43.05'	38° 00' 14"
C100	N 81° 00' 08" E	104.74'	75.00'	115.94'	73.16'	88° 34' 23"
C101	S 51° 08' 05" E	40.55'	325.00'	40.58'	20.31'	07° 09' 12"
C102	S 40° 39' 43" E	78.04'	325.00'	78.23'	39.31'	13° 47' 31"
C116	S 60° 27' 30" W	46.37'	43.00'	48.97'	27.53'	65° 15' 13"

SPRING CREEK AT EAGLE HARBOR

PART OF SECTIONS 7 & 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 36

SHEET 9 OF 9 SHEETS

31301_SpringCreek.dwg Monday - Aug 04, 2003 11:47AM * View: 6 *
"TYPE 1 SUBDIVISION"

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.

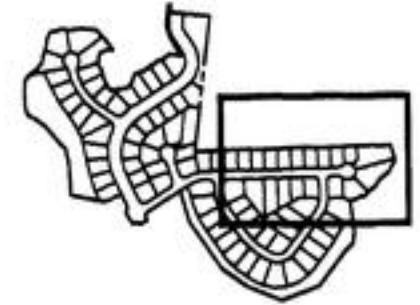
2) WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND/OR CLAY COUNTY UTILITY AUTHORITY, CLAY ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT 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 A 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 AND/OR CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.

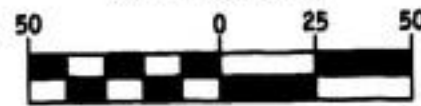
4) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.D.D. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), ITS SUCCESSORS AND ASSIGNS.

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.).

UNPLATTED LANDS
ZONING: P.U.D.
OWNER: CENTEX HOMES

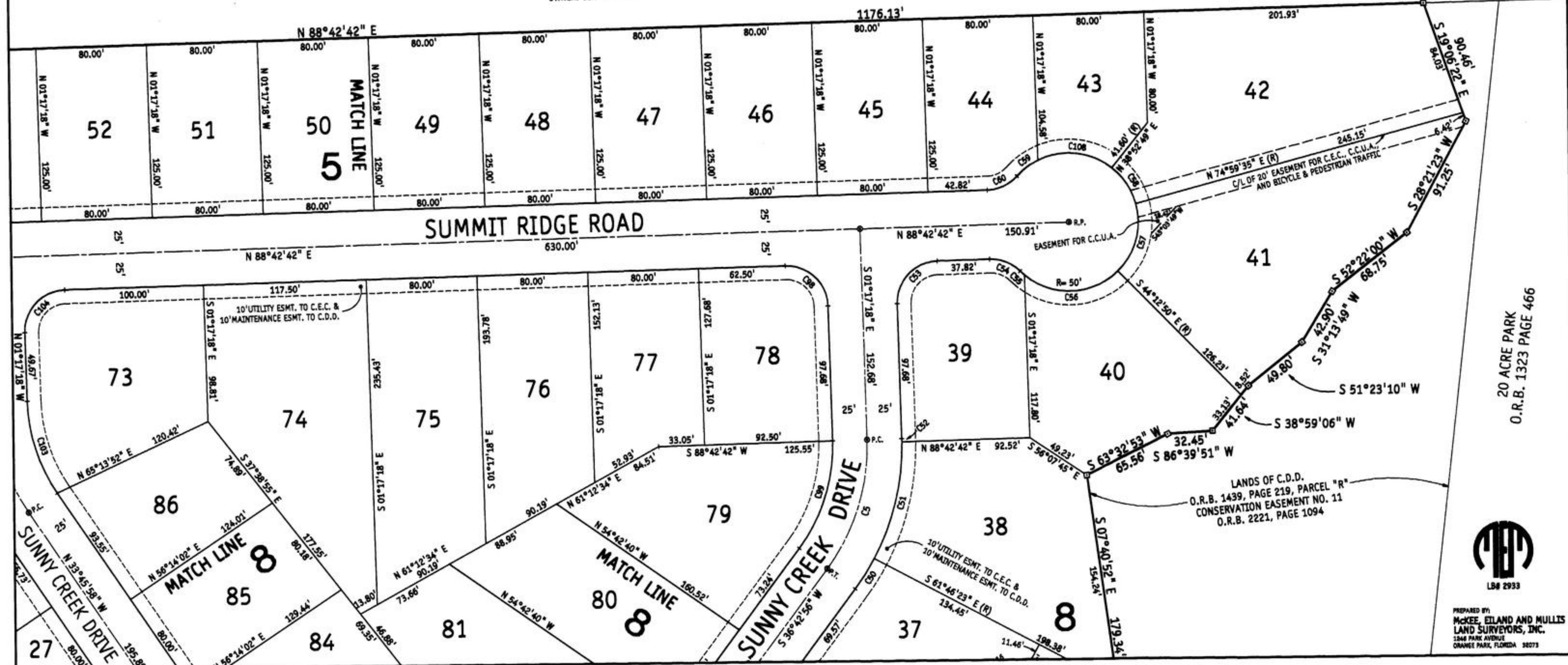


GRAPHIC SCALE



(IN FEET)

1 inch = 50 feet



20 ACRE PARK
O.R.B. 1323 PAGE 466



PREPARED BY:
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ORANGE PARK, FLORIDA 32073