

WARDS LANDING ~ At ~

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



PLAT BOOK 29 PAGE 14
SHEET 1 OF 3 SHEETS

CAPTION

PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF EAGLE HARBOR PARKWAY AS PER PLAT BOOK 25, PAGES 9 THRU 20, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON LAST SAID LINE NORTH 89 DEGREES 50 MINUTES 40 SECONDS EAST 298.83 FEET TO THE WESTERLY LINE OF PARCEL "K", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1427, PAGE 1852, OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING 2 COURSES ON LAST SAID LINE: 1) SOUTH 10 DEGREES 38 MINUTES 17 SECONDS EAST 305.19 FEET; 2) SOUTH 46 DEGREES 54 MINUTES 35 SECONDS EAST 133.80 FEET; THENCE SOUTH 69 DEGREES 34 MINUTES 03 SECONDS WEST 487.65 FEET TO SAID EAST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE EAST; THENCE ON LAST SAID LINE NORTH 00 DEGREES 25 MINUTES 02 SECONDS EAST 560.80 FEET TO THE POINT OF BEGINNING.

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 14th DAY OF November, 1995, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

John Keene
CLERK OF CIRCUIT COURT
PRINT NAME

Patrick D. McGovern
CHAIRMAN
PRINT NAME

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 29, PAGES 14-16, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 27th DAY OF November, 1995.

John Keene
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 10th DAY OF NOVEMBER, 1995

Susan L. Frazer
DIRECTOR, DEPARTMENT OF PLANNING
PRINT NAME

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 OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WARDS LANDING 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 COURT, EASEMENTS FOR DRAINAGE AND UTILITIES, AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM. ALL C.D.D. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR MAINTENANCE OF UNDERGROUND UTILITIES ONLY.

(TRACTS)

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

(CONTINUED)

"TYPE 1 SUBDIVISION"

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

TOTAL NUMBER OF LOTS = 12

4.00 ACRES ±

TOTAL NUMBER OF TRACTS = 3

CURRENT ZONING: P.U.D.

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM (TRACT C) SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

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

(2) TRACT C, 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 PONDS AND/OR FILTRATION SYSTEMS. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACT IS CONVEYED TO A HOMEOWNERS ASSOCIATION WHICH HAS THE DUTY AND AUTHORITY, AND HAS ACCEPTED RESPONSIBILITY 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 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 THE DISTRICT OR HOMEOWNERS ASSOCIATION (IF CONVEYED);

3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO 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 A 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 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 WARDS LANDING 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 BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:

M. Russell Torian, Jr.
WITNESS
PRINT NAME

Kyle Haladyna
WITNESS
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION
A JOINT VENTURER

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.

SIGNED IN THE PRESENCE OF:

Ronald E. Kolbe
WITNESS
PRINT NAME

Roger S. Arrowsmith
WITNESS
PRINT NAME

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

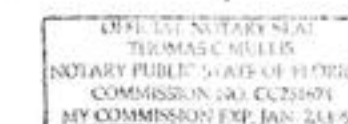
BY: ROGER S. ARROWSMITH, VICE PRESIDENT

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 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 29th DAY OF September, 1995, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME, AND BY ROGER S. ARROWSMITH, VICE 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. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997



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

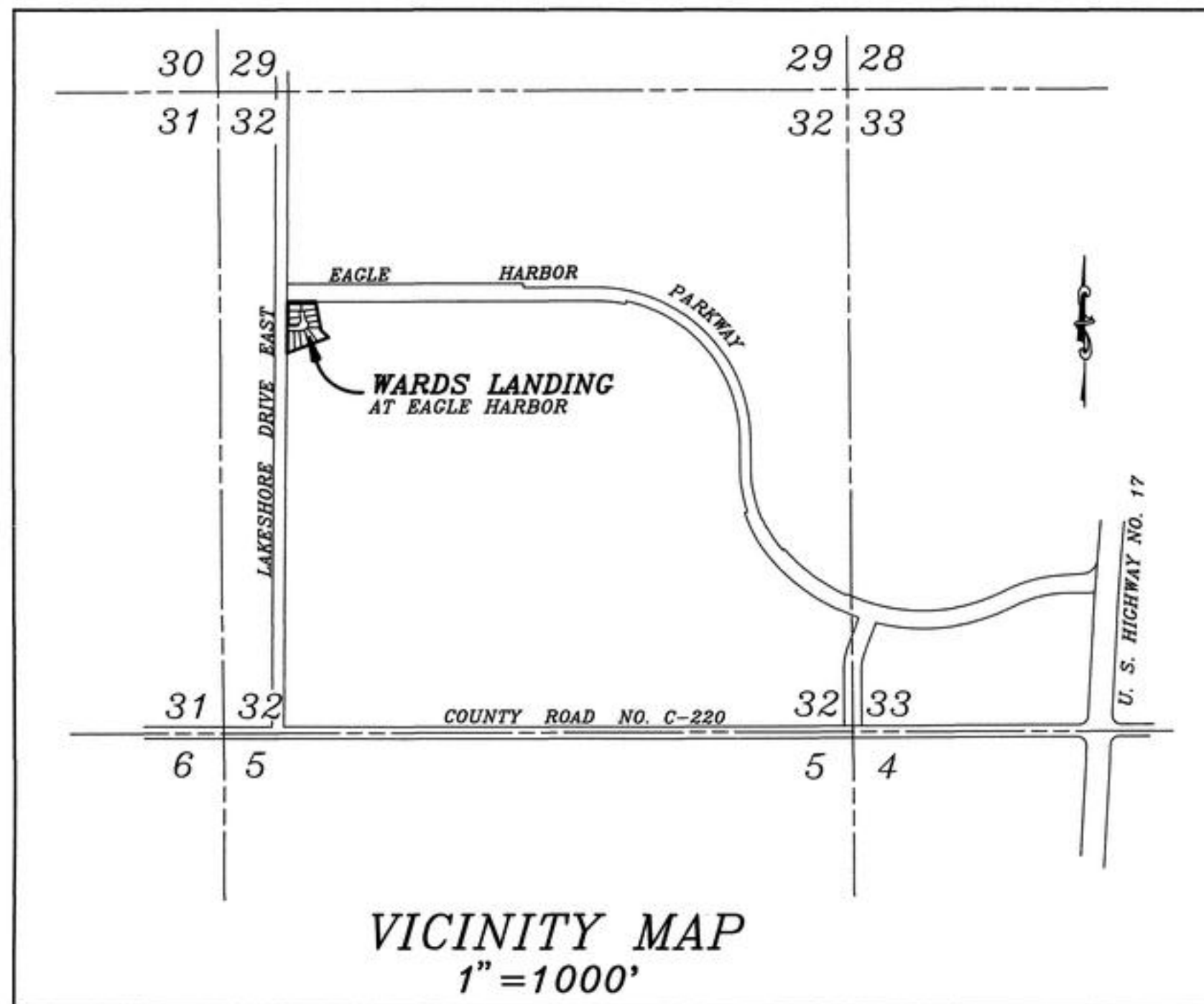
WARDS LANDING ~ At ~



PLAT BOOK 29 PAGE 15
SHEET 2 OF 3 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 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 FILLING 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 SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:
WITNESS
M. Russell Torian, Jr.
PRINT NAME
KYLE HALADYNA
WITNESS
KYLE HALADYNA
PRINT NAME

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.

SIGNED IN THE PRESENCE OF:
WITNESS
Conrad E. Kolar
PRINT NAME
GERRIE K. ARROWSMITH
WITNESS
GERRIE K. ARROWSMITH
PRINT NAME

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

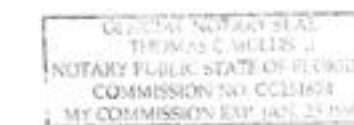
BY EAST WEST PARTNERS OF JACKSONVILLE, INC. A VIRGINIA CORPORATION, GENERAL PARTNER

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 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 29th DAY OF September, 1995, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME. AND BY ROGER S. ARROWSMITH, VICE 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
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997



COMMUNITY DEVELOPMENT DISTRICT
THE CROSSINGS AT FLEMING ISLAND

Conrad E. Kolar
WITNESS
Conrad E. Kolar
PRINT NAME

R.S. ARROWSMITH
WITNESS
R.S. ARROWSMITH
PRINT NAME

BY: WILLIAM O. CANNON, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September, 1995, 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.

GERRIE K. ARROWSMITH
PRINT NAME GERRIE K. ARROWSMITH
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: 2-2-97



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

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 21st DAY OF November, 1995

Linda Jackson
DIRECTOR, DEPARTMENT OF ZONING
LINDA JACKSON
PRINT NAME

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

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 20th DAY OF November, 1995

Walter M. Rountree
DIRECTOR, DEPARTMENT OF ENGINEERING
WALTER M. ROUNTREE
PRINT NAME

ENGINEER: CGS/HADDEN CONSULTING ENGINEERS
1543 KINGSLEY AVENUE
BUILDING 2, SUITE A
ORANGE PARK, FL. 32073

UTILITIES SUPPLIERS:
WATER, SEWER AND FIRE MAIN
CLAY COUNTY UTILITY AUTHORITY
782 FOXRIDGE CENTER DR.
ORANGE PARK, FLORIDA 32065

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

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 29th DAY OF September, 1995.

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

WARDS LANDING ~ At ~



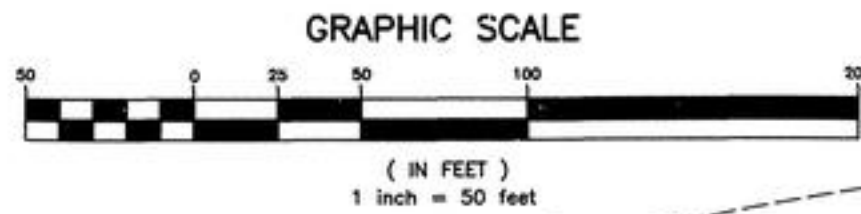
PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 29 PAGE 16
SHEET 3 OF 3 SHEETS

"TYPE 1 SUBDIVISION"

GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ● DENOTES PERMANENT CONTROL POINT.
- 3) L1 DENOTES TABLED LINE NUMBER.
- 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 89° 50' 40" E FOR THE SOUTH RIGHT-OF-WAY LINE OF EAGLE HARBOR PARKWAY, PER PLAT BOOK 25, PAGES 9 THRU 20.
- 7) 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.
- 8) 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.
- 9) ALL LOTS & TRACTS SHOWN HEREON LIE WITHIN FLOOD ZONE "A", ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0155 D, DATED NOVEMBER 4, 1992.
- 10) ALL C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUPERIOR TO ALL OTHER EASEMENTS EXCEPT FOR CO-EXISTING EASEMENTS FOR DRAINAGE & UTILITIES HEREBY DEDICATED TO CLAY COUNTY, FLORIDA, TO WHICH THEY SHALL BE SUBORDINATE.
- 11) MINIMUM LOT SIZE: 6931 SQUARE FEET



(COMMODORE POINT at EAGLE HARBOR)

EAGLE HARBOR PARKWAY

(AS PER PLAT BOOK 25, PAGES 9-20)
(150' R/W)

LINE	DIRECTION	DISTANCE
L1	N 63° 01' 04" W	24.44'
L2	N 89° 34' 58" W	25.00'
L3	N 44° 52' 09" W	21.11'
L4	N 00° 25' 02" E	10.96'
L5	N 30° 25' 02" E	20.00'
L6	N 00° 25' 02" E	19.75'

EAGLE PROTECTION RESTRICTIONS

ALL LOTS, TOGETHER WITH TRACTS A, B & C ARE SUBJECT TO BALD EAGLE SECONDARY ZONE RESTRICTIONS MORE SPECIFICALLY SET OUT AND PROVIDED IN SPECIFIC CONDITION 4(a)(i) OF THE DEVELOPMENT ORDER FOR THE CROSSINGS DEVELOPMENT OF REGIONAL IMPACT RECORDED IN ORDINANCE BOOK 5 PAGES 24-133, TO THE EXTENT THE PROVISIONS THEREOF REMAIN APPLICABLE. RESTRICTIONS INCLUDE LIMITING CONSTRUCTION AND LAND CLEARING WITHIN THE SECONDARY ZONE TO THE NON-NESTING PERIOD (MAY 16 TO SEPTEMBER 30).

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 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 29TH DAY OF SEPTEMBER, 1995.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

WITNESS
BONARD E. KANAL
PRINT NAME

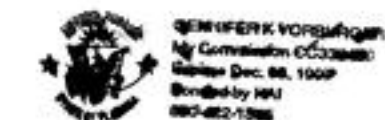
WITNESS
R.S. HARRIS
PRINT NAME

BY: WILLIAM O. CANNON, CHAIRMAN
PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF SEPTEMBER, 1995, 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.

Notary Public, State of Florida
COMMISSION NO. 06384458
MY COMMISSION EXPIRES: DEC. 06, 1997



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	65.00'	102.10'	65.00'	91.92'	N 45° 25' 02" E	90° 00' 01"
C2	65.00'	71.96'	40.17'	68.35'	N 58° 41' 59" E	63° 26' 06"
C3	65.00'	30.14'	15.34'	29.87'	N 13° 41' 59" E	26° 33' 55"
C4	30.00'	47.12'	30.00'	42.43'	S 44° 34' 58" E	90° 00' 00"
C5	40.00'	37.55'	20.29'	36.18'	N 63° 31' 34" E	53° 46' 56"
C6	40.00'	25.28'	13.08'	24.87'	N 18° 31' 34" E	36° 13' 04"
C7	30.00'	35.59'	20.23'	33.54'	N 33° 34' 14" W	67° 58' 32"
C8	50.00'	2.26'	1.13'	2.26'	S 66° 15' 56" E	02° 35' 09"
C9	50.00'	135.60'	229.22'	97.70'	S 12° 43' 20" W	155° 23' 23"
C10	50.00'	73.29'	45.00'	66.90'	N 47° 35' 33" W	83° 58' 51"
C11	50.00'	5.25'	2.63'	5.25'	N 02° 35' 33" W	06° 01' 09"
C12	30.00'	2.34'	1.17'	2.34'	S 01° 49' 18" E	04° 28' 40"
C13	30.00'	29.07'	15.79'	27.95'	S 31° 49' 18" E	55° 31' 20"
C14	50.00'	50.02'	27.33'	47.96'	N 30° 55' 16" W	57° 19' 24"
C15	50.00'	30.47'	15.72'	30.00'	N 15° 11' 53" E	34° 54' 55"
C16	50.00'	35.22'	18.37'	34.49'	N 52° 50' 02" E	40° 27' 23"
C17	50.00'	15.19'	7.65'	15.13'	N 81° 42' 53" E	17° 24' 18"
C18	30.00'	10.20'	5.15'	10.15'	S 80° 40' 54" W	19° 28' 16"
C19	30.00'	36.93'	21.21'	34.64'	S 35° 40' 54" W	70° 31' 44"
C20	160.00'	30.11'	15.10'	30.06'	N 85° 01' 36" E	10° 46' 53"
C21	160.00'	113.61'	59.32'	111.24'	N 59° 17' 37" E	40° 41' 05"
C22	160.00'	143.72'	77.12'	138.94'	N 64° 41' 04" E	51° 27' 57"

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

10' NON-EXCLUSIVE DISTRIBUTION
RIGHT-OF-WAY EASEMENT TO CLAY
ELECTRIC CO-OP, INC., PER O.R.B.
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