

WATERS EDGE AT EAGLE HARBOR

A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

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

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

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

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

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

Total number of lots = 95
Total number of tracts = 1

38.66 acres ±
CURRENT ZONING: P.U.D.

CAPTION

A PARCEL OF LAND BEING COMPRISED OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 31, RIVERTRACE UNIT TWO AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 34, PAGES 58 THROUGH 66, OF SAID PUBLIC RECORDS; THENCE ON THE WEST LINE OF SAID RIVERTRACE UNIT TWO AT EAGLE HARBOR, RUN SOUTH 12 DEGREES 09 MINUTES 51 SECONDS EAST 40.39 FEET TO THE SOUTHERLY BOUNDARY OF SAID PLAT; THENCE ON LAST SAID BOUNDARY RUN THE FOLLOWING 16 COURSES: 1) NORTH 56 DEGREES 01 MINUTE 25 SECONDS EAST 30.28 FEET; 2) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD DISTANCE OF 47.95 FEET, THE BEARING OF SAID CHORD BEING SOUTH 80 DEGREES 44 MINUTES 11 SECONDS EAST; 3) SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 398.47 FEET, A CHORD DISTANCE OF 136.52 FEET, THE BEARING OF SAID CHORD BEING SOUTH 47 DEGREES 21 MINUTES 38 SECONDS EAST; 4) SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 276.61 FEET, RUN A CHORD DISTANCE OF 137.92 FEET, THE BEARING OF SAID CHORD BEING SOUTH 42 DEGREES 47 MINUTES 18 SECONDS EAST; 5) SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 673.82 FEET, A CHORD DISTANCE OF 331.70 FEET, THE BEARING OF SAID CHORD BEING SOUTH 42 DEGREES 36 MINUTES 20 SECONDS EAST; 6) SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 44.03 FEET, THE BEARING OF SAID CHORD BEING SOUTH 35 DEGREES 19 MINUTES 56 SECONDS EAST; 7) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 185.00 FEET, A CHORD DISTANCE OF 366.28 FEET, THE BEARING OF SAID CHORD BEING NORTH 84 DEGREES 19 MINUTES 16 SECONDS EAST; 8) NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 84.67 FEET, THE BEARING OF SAID CHORD BEING NORTH 47 DEGREES 19 MINUTES 24 SECONDS EAST; 9) SOUTH 87 DEGREES 48 MINUTES 05 SECONDS EAST 222.27 FEET; 10) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 330.87 FEET, A CHORD DISTANCE OF 227.90 FEET, THE BEARING OF SAID CHORD BEING NORTH 72 DEGREES 03 MINUTES 13 SECONDS EAST; 11) NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 234.98 FEET, A CHORD DISTANCE OF 60.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 59 DEGREES 19 MINUTES 22 SECONDS EAST; 12) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 188.36 FEET, A CHORD DISTANCE OF 187.57 FEET, THE BEARING OF SAID CHORD BEING SOUTH 83 DEGREES 24 MINUTES 09 SECONDS EAST; 13) SOUTH 53 DEGREES 32 MINUTES 30 SECONDS EAST 127.56 FEET; 14) SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 494.89 FEET, A CHORD DISTANCE OF 45.30 FEET, THE BEARING OF SAID CHORD BEING SOUTH 56 DEGREES 09 MINUTES 56 SECONDS EAST; 15) SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD DISTANCE OF 52.68 FEET, THE BEARING OF SAID CHORD BEING SOUTH 09 DEGREES 58 MINUTES 15 SECONDS EAST; 16) SOUTH 34 DEGREES 41 MINUTES 15 SECONDS EAST 34.45 FEET; THENCE SOUTH 55 DEGREES 18 MINUTES 45 SECONDS WEST 70.00 FEET; THENCE SOUTH 13 DEGREES 07 MINUTES 59 SECONDS WEST 480.21 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 22 SECONDS WEST 802.58 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES 44 SECONDS WEST 66.50 FEET; THENCE NORTH 66 DEGREES 35 MINUTES 16 SECONDS WEST 150.13 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 16 SECONDS WEST 1.56 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 441.28 FEET, RUN A CHORD DISTANCE OF 27.65 FEET, THE BEARING OF SAID CHORD BEING SOUTH 03 DEGREES 53 MINUTES 33 SECONDS WEST; THENCE NORTH 70 DEGREES 53 MINUTES 41 SECONDS WEST 52.04 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 491.28 FEET, RUN A CHORD DISTANCE OF 15.56 FEET, THE BEARING OF SAID CHORD BEING NORTH 04 DEGREES 46 MINUTES 49 SECONDS EAST; THENCE NORTH 05 DEGREES 41 MINUTES 16 SECONDS EAST 8.00 FEET; THENCE NORTH 74 DEGREES 47 MINUTES 38 SECONDS WEST 79.15 FEET; THENCE NORTH 87 DEGREES 16 MINUTES 35 SECONDS WEST 154.14 FEET; THENCE NORTH 01 DEGREE 50 MINUTES 18 SECONDS EAST 127.50 FEET; THENCE SOUTH 54 DEGREES 57 MINUTES 32 SECONDS EAST 42.51 FEET; THENCE NORTH 69 DEGREES 19 MINUTES 42 SECONDS EAST 25.97 FEET; THENCE NORTH 22 DEGREES 59 MINUTES 13 SECONDS EAST 41.66 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 54 SECONDS EAST 28.13 FEET; THENCE NORTH 32 DEGREES 58 MINUTES 25 SECONDS WEST 56.06 FEET; THENCE NORTH 48 DEGREES 15 MINUTES 12 SECONDS WEST 67.31 FEET; THENCE NORTH 41 DEGREES 30 MINUTES 06 SECONDS WEST 51.27 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 04 SECONDS WEST 100.68 FEET; THENCE NORTH 62 DEGREES 26 MINUTES 12 SECONDS WEST 73.60 FEET; THENCE SOUTH 55 DEGREES 44 MINUTES 30 SECONDS WEST 84.18 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 47 SECONDS WEST 49.64 FEET; THENCE NORTH 72 DEGREES 54 MINUTES 18 SECONDS WEST 80.88 FEET; THENCE NORTH 53 DEGREES 35 MINUTES 55 SECONDS WEST 44.09 FEET; THENCE NORTH 30 DEGREES 34 MINUTES 23 SECONDS WEST 68.64 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 02 SECONDS WEST 47.61 FEET; THENCE NORTH 05 DEGREES 47 MINUTES 24 SECONDS EAST 26.88 FEET; THENCE NORTH 16 DEGREES 08 MINUTES 45 SECONDS EAST 49.21 FEET; THENCE NORTH 29 DEGREES 03 MINUTES 59 SECONDS EAST 78.24 FEET; THENCE NORTH 16 DEGREES 04 MINUTES 51 SECONDS EAST 27.73 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 27 SECONDS WEST 23.10 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 45 SECONDS WEST 23.46 FEET; THENCE NORTH 52 DEGREES 05 MINUTES 14 SECONDS WEST 16.93 FEET; THENCE SOUTH 85 DEGREES 39 MINUTES 32 SECONDS WEST 13.24 FEET TO THE SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1427, PAGE 1852, PARCEL "B", OF SAID PUBLIC RECORDS; THENCE ON LAST SAID PROJECTION, AND THEN ON SAID NORTHEASTERLY BOUNDARY NORTH 35 DEGREES 46 MINUTES 11 SECONDS WEST 229.04 FEET; THENCE ON LAST SAID BOUNDARY RUN THE FOLLOWING 2 COURSES: 2) NORTH 47 DEGREES 05 MINUTES 20 SECONDS WEST 33.27 FEET; 3) SOUTH 89 DEGREES 02 MINUTES 59 SECONDS WEST 404.04 FEET TO WEST LINE OF GOVERNMENT LOT 2, SAID SECTION 30; THENCE ON LAST SAID LINE NORTH 00 DEGREES 14 MINUTES 34 SECONDS WEST 583.59 FEET TO THE SOUTHERLY LINE OF LOT 320, BLOCK 2, SAID NEILHURST SECTION THREE; THENCE ON LAST SAID LINE, AND THEN ON THE SOUTHERLY LINE OF LOT 321, SAID BLOCK 2, NORTH 79 DEGREES 37 MINUTES 09 SECONDS EAST 314.83 FEET TO SAID WEST LINE OF RIVERTRACE UNIT TWO AT EAGLE HARBOR; THENCE ON LAST SAID LINE SOUTH 12 DEGREES 09 MINUTES 51 SECONDS EAST 12.77 FEET TO THE POINT OF BEGINNING, BEING 38.66 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE 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 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 DRIVES, LANE OR 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 THE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACT A SHOWN ON THIS PLAT, DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT), IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION PONDS AND/OR 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 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 LAKE 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 LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH WATERS EDGE 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, SHALL BE 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:

John J. McEwan
WITNESS
John J. McEwan
PRINT NAME
Minnie L. Green
WITNESS
Minnie L. Green
PRINT NAME

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

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION A JOINT VENTURER

BY: *Leonard H. Ronnie, Jr.*
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 18 DAY OF August, 2000, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME.

Colette J. Borell
COLETTE J. BORELL
NOTARY PUBLIC, STATE OF NEW JERSEY
My Commission Expires November 14, 2003
COMMISSION NO.
MY COMMISSION EXPIRES: November 14, 2003

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

SIGNED IN THE PRESENCE OF:

Conrad E. Kolar
WITNESS
Conrad E. Kolar
PRINT NAME
Linda Hadden
WITNESS
Linda Hadden
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 17 DAY OF SEPT., 2000, 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

OFFICIAL NOTARY SEAL
THOMAS C. MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20, 2001



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

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 16th DAY OF November, 2000

Ellen Schriefer

ELLEN WEBER-HOLLY SCHRIEFER

INTERIM DIRECTOR, DEPARTMENT OF PLANNING

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 WATERS EDGE 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, LANE, 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 COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS 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 EASEMENTS FOR ACCESS FOR LAKE MAINTENANCE SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR ACCESS FOR LAKE MAINTENANCE. 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.

(TRACT)

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

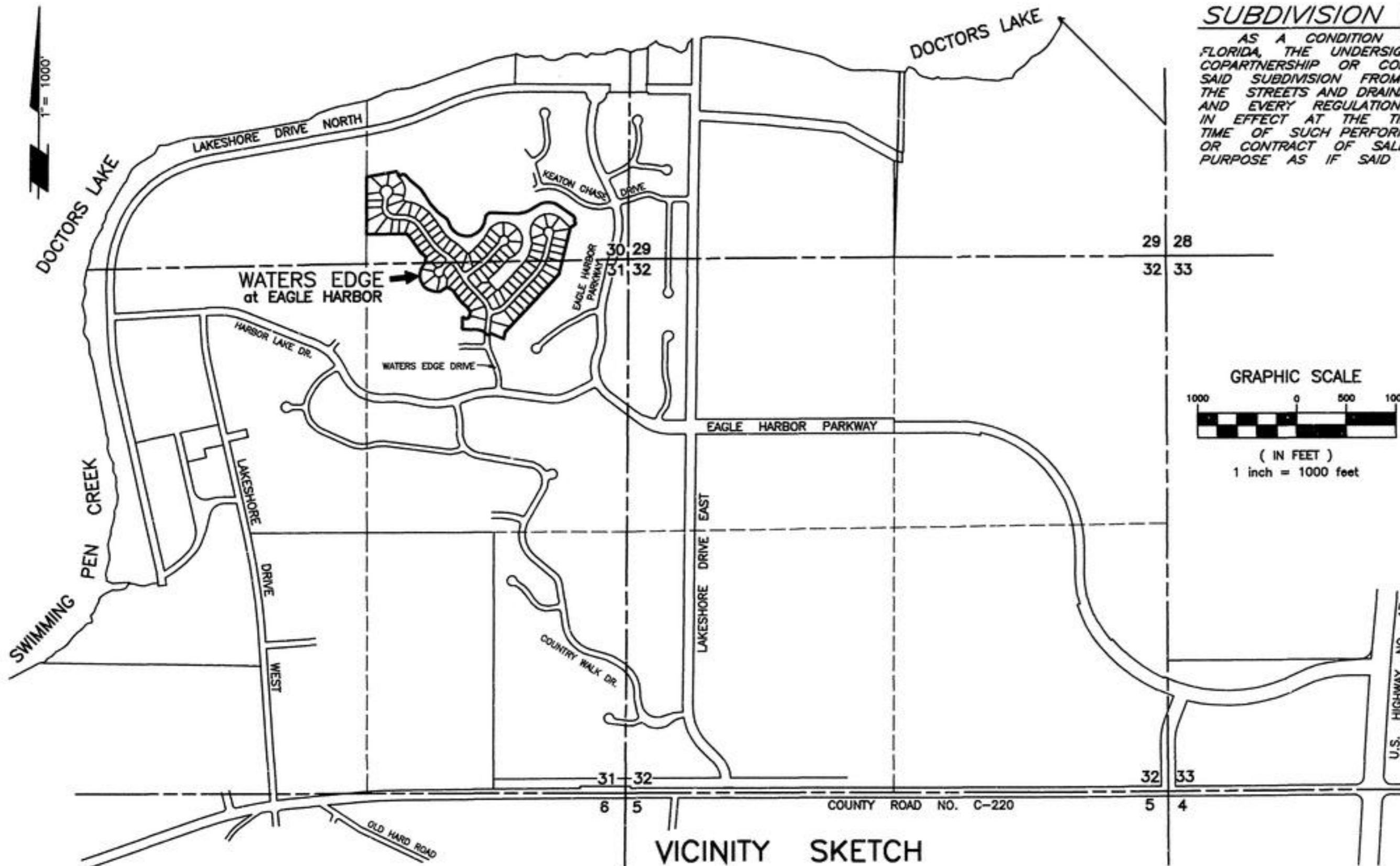
(CONTINUED)

WATERS EDGE AT EAGLE HARBOR

PLAT BOOK 36 PAGE 2
SHEET 2 OF 8 SHEETS

A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"



SUBDIVISION IMPROVEMENT GUARANTEE

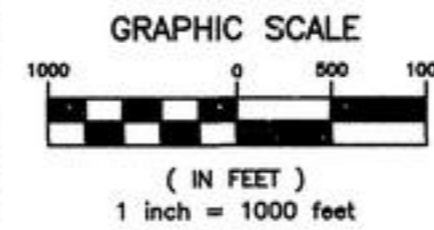
AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED OWNERS OF THIS SUBDIVISION DO HEREBY GUARANTEE TO EACH AND EVERY PERSON, FIRM, COPARTNERSHIP OR CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WHO SHALL PURCHASE A LOT OR LOTS IN 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 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:

John J. McEwan
WITNESS
Theresa Green
WITNESS
Minnie Green
PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE
BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION A JOINT VENTURER
BY: *Leonard H. Ronnie, Jr.*
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 18 DAY OF August, 2000, BY LEONARD H. RONNIE, JR., PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Colette J. Borell
Colette J. Borell
PRINT NAME
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO.
MY COMMISSION EXPIRES: November 14, 2003

COLETTE J. BORELL
Notary Public, State of New Jersey
My Commission Expires November 14, 2003

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

SIGNED IN THE PRESENCE OF:

Edward E. Kolar
WITNESS
Edward E. Kolar
PRINT NAME
Linda Hadden
WITNESS
Linda Hadden
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 7th DAY OF SEPT., 2000, 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

OFFICIAL NOTARY SEAL
THOMAS C. MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20, 2001

Marianne Buige
WITNESS
Marianne Buige
PRINT NAME
Thomas C. Mullis
WITNESS
Thomas C. Mullis
PRINT NAME

COMMUNITY DEVELOPMENT DISTRICT THE CROSSINGS AT FLEMING ISLAND
Thomas H. Platt
THOMAS H. PLATT, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF SEPT., 2000, BY THOMAS H. PLATT, 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 Vallone Hadden
PRINT NAME LINDA VALLONE HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.
MY COMMISSION EXPIRES: June 23, 2001



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 17th DAY OF NOVEMBER, 2000

Linda Jackson
LINDA JACKSON
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 20th DAY OF NOVEMBER, 2000

Charles A. Kohler
CHARLES A. KOHLER, 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 AND DESCRIBED 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 3rd DAY OF AUGUST, 2000.

Thomas C. Mullis
THOMAS C. MULLIS
FLORIDA CERTIFICATE NO. 3593
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
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 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 7th DAY OF Sept, 2000.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

Marianne Buige
WITNESS
Marianne Buige
PRINT NAME
Jack Healan
WITNESS
Jack Healan
PRINT NAME
BY: *Thomas H. Platt*
THOMAS H. PLATT, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF SEPT., 2000, BY THOMAS H. PLATT, 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 Vallone Hadden
PRINT NAME LINDA VALLONE HADDEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.
MY COMMISSION EXPIRES: June 23, 2001

LINDA VALLONE HADDEN
MY COMMISSION # CC 804554
EXPIRES: June 23, 2001
Bonded This Notary Public Underwriters

LB# 2933
CADD: 28799VIC

WATERS EDGE AT EAGLE HARBOR

A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

28799_Waters Edge.dwg Thursday - Oct 26, 2000 09:23AM View:K JSA

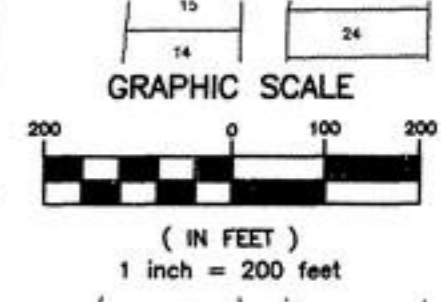
GENERAL NOTES:

- 1) DENOTES PERMANENT REFERENCE MONUMENT FOUND. ("P.R.M. - P.L.S. 3593")
- 2) DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M. - P.L.S. 3593")
- 3) DENOTES PERMANENT CONTROL POINT. ("P.C.P. LS 3593")
- 4) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 5) 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.
- 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) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120084-0155, DATED NOVEMBER 4, 1992, AND ACCORDING TO REVISION LETTER DATED FEBRUARY 20, 1997, BY FREDERICK H. SHARROCKS, JR., CHIEF HAZARD IDENTIFICATION BRANCH OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND ARE APPROXIMATE ONLY.
- 9) 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.
- 10) MINIMUM LOT SIZE: 8353 SQUARE FEET ±
- 11) STREETS DENOTED AS "VACATED" WERE VACATED & ABANDONED PER RESOLUTION NO. 98/99-63 BY THE BOARD OF CLAY COUNTY COMMISSIONERS AND RECORDED IN O.R.B. 1810, PAGE 1410.



COUNTY COMMISSIONERS' APPROVAL
 EXAMINED AND APPROVED THIS 16 DAY OF November, 2000,
 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA
Robert M. Wilson *George Bush*
 CLERK OF THE BOARD CHAIRMAN
 ROBERT M. WILSON *George Bush*
 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 36, PAGES 1 thru 8 OF THE
 PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 29th
 DAY OF November, 2000.
James B. Jett
 CLERK OF THE BOARD
 JAMES B. JETT



- LEGEND**
- R= RADIUS
 - (R)= RADIAL LINE
 - R.P.= RADIUS POINT
 - R/W= RIGHT-OF-WAY
 - P.C.C.= POINT OF COMPOUND CURVATURE
 - P.C.= POINT OF CURVATURE
 - P.T.= POINT OF TANGENCY
 - P.R.C.= POINT OF REVERSE CURVATURE
 - 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
 - L= ARC LENGTH
 - P.I.= ANGLE POINT IN LINE
 - T-4-S = TOWNSHIP 4 SOUTH
 - R-26-E = RANGE 26 EAST

PREPARED BY:
McKEE, EILAND AND MULLIS
 LAND SURVEYORS, INC.
 1248 HIGHWAY NO. 17
 ORANGE PARK, FLORIDA 32073

5 = Sheet Number

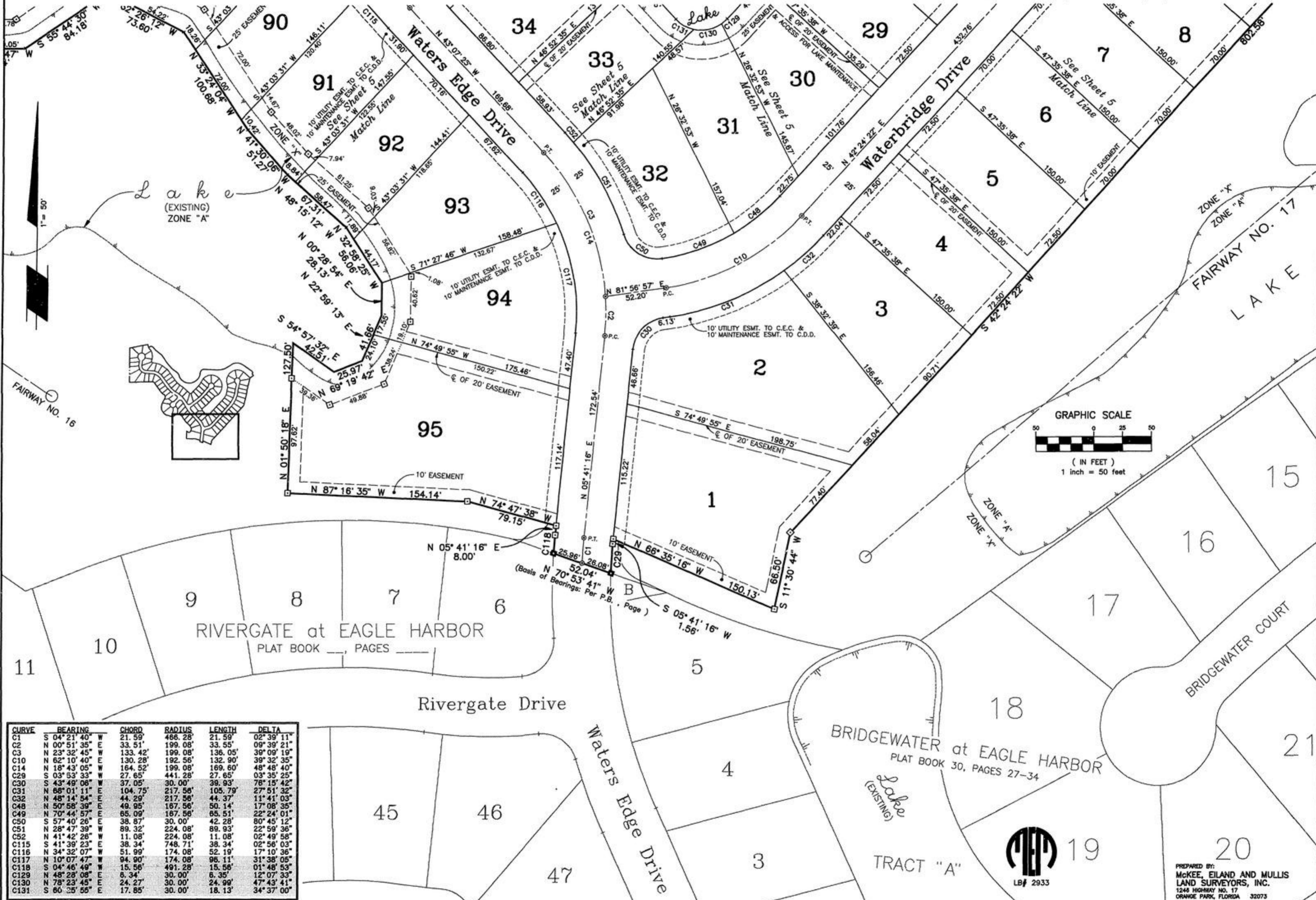
WATERS EDGE AT EAGLE HARBOR

PLAT BOOK 36 PAGE 4
SHEET 4 OF 8 SHEETS

A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

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CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S 04° 21' 40" W	21.59'	466.28'	21.59'	02° 39' 11"
C2	N 00° 51' 35" E	33.51'	199.08'	33.55'	09° 39' 21"
C3	N 23° 32' 45" W	133.42'	199.08'	136.05'	39° 09' 19"
C10	N 62° 10' 40" W	130.28'	192.56'	132.90'	39° 32' 35"
C14	N 18° 43' 05" W	164.52'	199.08'	169.60'	48° 48' 40"
C29	S 03° 53' 33" W	27.65'	441.28'	27.65'	03° 35' 25"
C30	S 43° 49' 06" W	37.05'	30.00'	39.93'	76° 15' 42"
C31	N 68° 01' 11" E	104.75'	217.56'	105.79'	27° 51' 32"
C32	N 48° 14' 54" W	44.29'	217.56'	44.37'	11° 41' 03"
C48	N 50° 58' 39" E	49.95'	167.56'	50.14'	17° 08' 35"
C49	N 70° 44' 57" E	65.09'	167.56'	65.51'	22° 24' 01"
C50	S 57° 40' 26" E	38.87'	30.00'	42.28'	80° 45' 12"
C51	N 28° 47' 39" E	89.32'	224.08'	89.93'	22° 59' 36"
C52	N 41° 42' 26" E	11.08'	224.08'	11.08'	02° 49' 58"
C115	S 41° 39' 23" W	38.34'	748.71'	38.34'	02° 56' 03"
C116	N 34° 32' 07" W	51.99'	174.08'	52.19'	17° 10' 36"
C117	N 10° 07' 47" W	94.90'	174.08'	98.11'	31° 38' 05"
C118	S 04° 46' 49" W	15.56'	491.28'	15.56'	01° 48' 53"
C129	N 48° 28' 08" E	8.34'	30.00'	8.35'	12° 07' 33"
C130	N 78° 23' 45" E	24.27'	30.00'	24.99'	47° 43' 41"
C131	S 60° 35' 55" E	17.85'	30.00'	18.13'	34° 37' 00"

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1248 HIGHWAY NO. 17
ORANGE PARK, FLORIDA 32073

WATERS EDGE AT EAGLE HARBOR

A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"



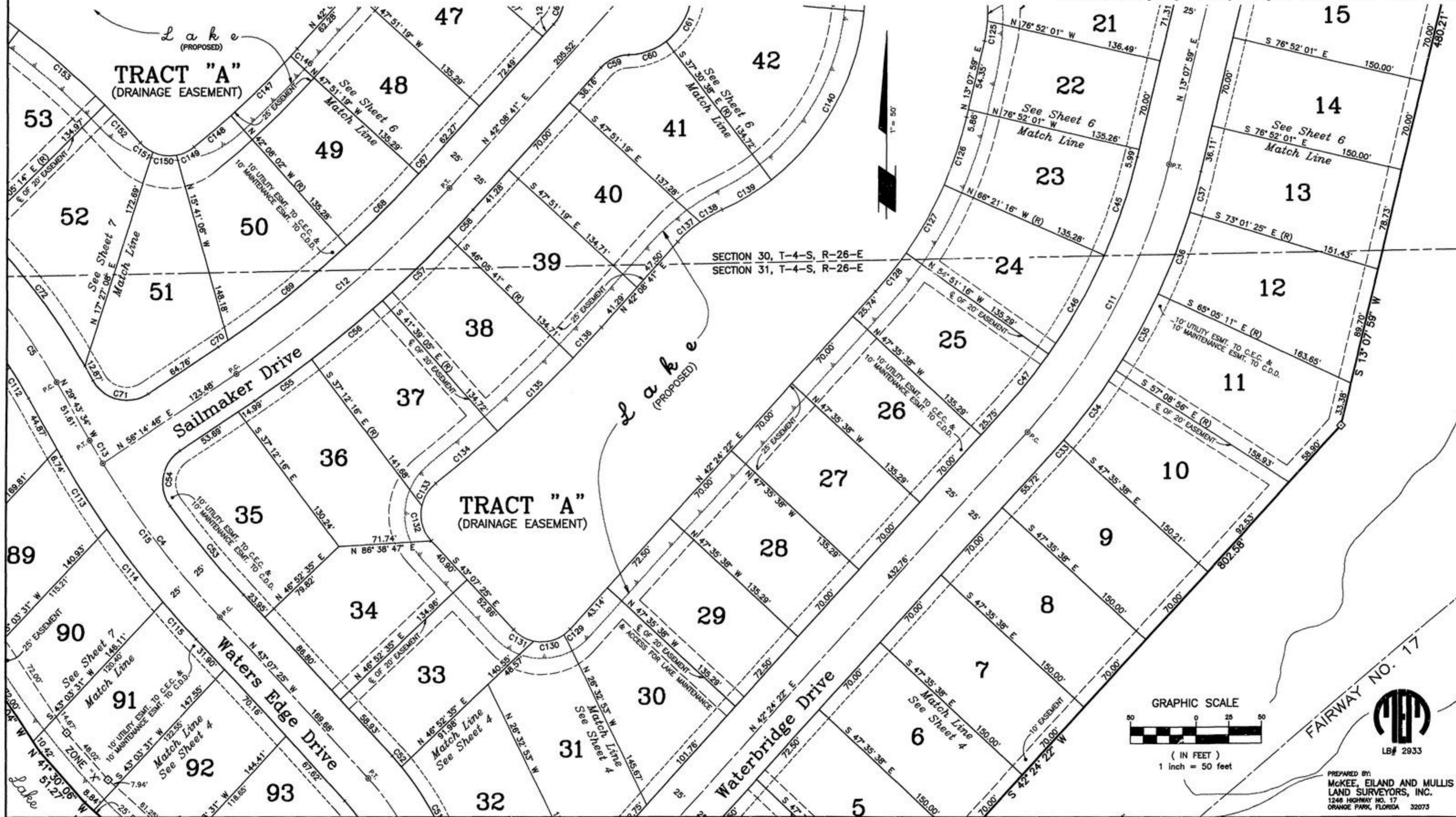
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C4	S 37° 13' 36"	148.70'	723.71'	11° 47' 37"	
C5	N 38° 20' 01"	143.66'	479.92'	17° 12' 55"	
C11	N 27° 46' 11"	232.21'	459.49'	29° 16' 23"	
C12	N 49° 11' 43"	218.34'	889.37'	14° 08' 05"	
C13	S 30° 31' 40"	20.28'	723.71'	01° 38' 14"	
C15	S 36° 25' 29"	168.84'	723.71'	13° 23' 51"	
C33	N 41° 33' 43"	14.28'	484.49'	01° 41' 19"	
C34	N 38° 47' 04"	66.47'	484.49'	07° 52' 00"	
C35	N 28° 52' 57"	67.06'	484.49'	07° 58' 14"	
C36	N 20° 56' 42"	67.06'	484.49'	07° 12'	
C37	N 15° 03' 17"	32.49'	484.49'	03° 50' 36"	
C45	N 18° 23' 22"	79.81'	434.49'	09° 30' 45"	
C46	N 29° 23' 39"	87.04'	434.49'	11° 20' 49"	
C47	N 38° 46' 28"	55.04'	434.49'	07° 15' 48"	
C51	N 28° 47' 39"	89.32'	224.08'	08° 39' 36"	
C52	N 41° 42' 26"	11.08'	224.08'	02° 49' 58"	
C53	S 39° 29' 02"	88.71'	698.71'	07° 16' 46"	
C54	S 10° 12' 04"	43.19'	30.00'	02° 05' 25"	

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C55	N 54° 31' 15"	55.06'	914.37'	03° 27' 02"	
C56	N 50° 34' 20"	70.95'	914.37'	04° 26' 49"	
C57	N 46° 07' 37"	70.89'	914.37'	04° 26' 37"	
C58	N 43° 01' 30"	28.10'	914.37'	01° 45' 38"	
C59	S 65° 25' 42"	23.72'	30.00'	24.38'	
C60	N 70° 36' 03"	31.09'	50.00'	31.61'	
C61	N 28° 51' 37"	40.08'	50.00'	41.24'	
C66	N 18° 51' 39"	23.72'	30.00'	24.38'	
C67	N 42° 24' 03"	7.73'	864.37'	00° 30' 45"	
C68	N 45° 15' 42"	78.56'	864.37'	05° 12' 32"	
C69	N 51° 45' 56"	117.56'	864.37'	07° 47' 56"	
C70	N 55° 57' 20"	8.77'	864.37'	00° 34' 52"	
C71	S 76° 44' 24"	43.89'	30.00'	49.23'	
C72	N 37° 19' 10"	133.44'	504.92'	133.83'	
C112	N 31° 29' 58"	28.16'	454.92'	28.16'	
C113	S 32° 14' 29"	65.72'	748.71'	05° 01' 50"	
C114	S 37° 28' 23"	70.97'	748.71'	05° 25' 58"	
C115	S 41° 39' 23"	38.34'	748.71'	02° 56' 03"	

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C125	N 08° 37' 52"	15.70'	100.00'	15.72'	
C126	N 18° 23' 48"	54.95'	299.49'	55.03'	
C127	N 29° 24' 11"	59.93'	299.49'	60.03'	
C128	N 38° 46' 33"	37.93'	299.49'	37.95'	
C129	N 48° 28' 08"	6.34'	30.00'	6.35'	
C130	N 78° 23' 45"	24.27'	30.00'	24.99'	
C131	S 60° 25' 55"	17.85'	30.00'	18.13'	
C132	S 15° 20' 10"	27.97'	30.00'	29.10'	
C133	S 32° 06' 22"	20.18'	30.00'	20.58'	
C134	N 50° 03' 13"	62.53'	1049.37'	62.54'	
C135	N 46° 07' 30"	81.34'	1049.37'	81.36'	
C136	N 43° 01' 28"	32.22'	1049.37'	32.22'	
C137	S 48° 38' 44"	22.64'	100.00'	22.69'	
C138	S 60° 44' 04"	19.47'	100.00'	19.51'	
C139	N 59° 23' 45"	44.62'	185.00'	44.73'	
C140	N 28° 52' 30"	148.10'	185.00'	152.37'	
C146	N 42° 26' 52"	7.72'	729.37'	7.72'	
C147	N 45° 18' 24"	65.05'	729.37'	65.07'	

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C148	N 49° 19' 06"	37.06'	729.37'	37.06'	
C149	N 65° 10' 32"	14.92'	30.00'	15.08'	
C150	S 82° 28' 27"	18.52'	30.00'	18.83'	
C151	S 52° 52' 13"	12.05'	30.00'	12.13'	
C152	N 43° 05' 05"	40.26'	639.92'	40.26'	
C153	N 48° 50' 15"	88.17'	639.92'	88.24'	
C154	N 54° 09' 59"	30.79'	639.92'	30.79'	

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LB# 2933

 PREPARED BY:

 MCKEE, EILAND AND MULLIS

 LAND SURVEYORS, INC.

 1248 HIGHWAY NO. 17

 ORANGE PARK, FLORIDA 32073

WATERS EDGE AT EAGLE HARBOR

PLAT BOOK 36 PAGE 6
SHEET 6 OF 8 SHEETS

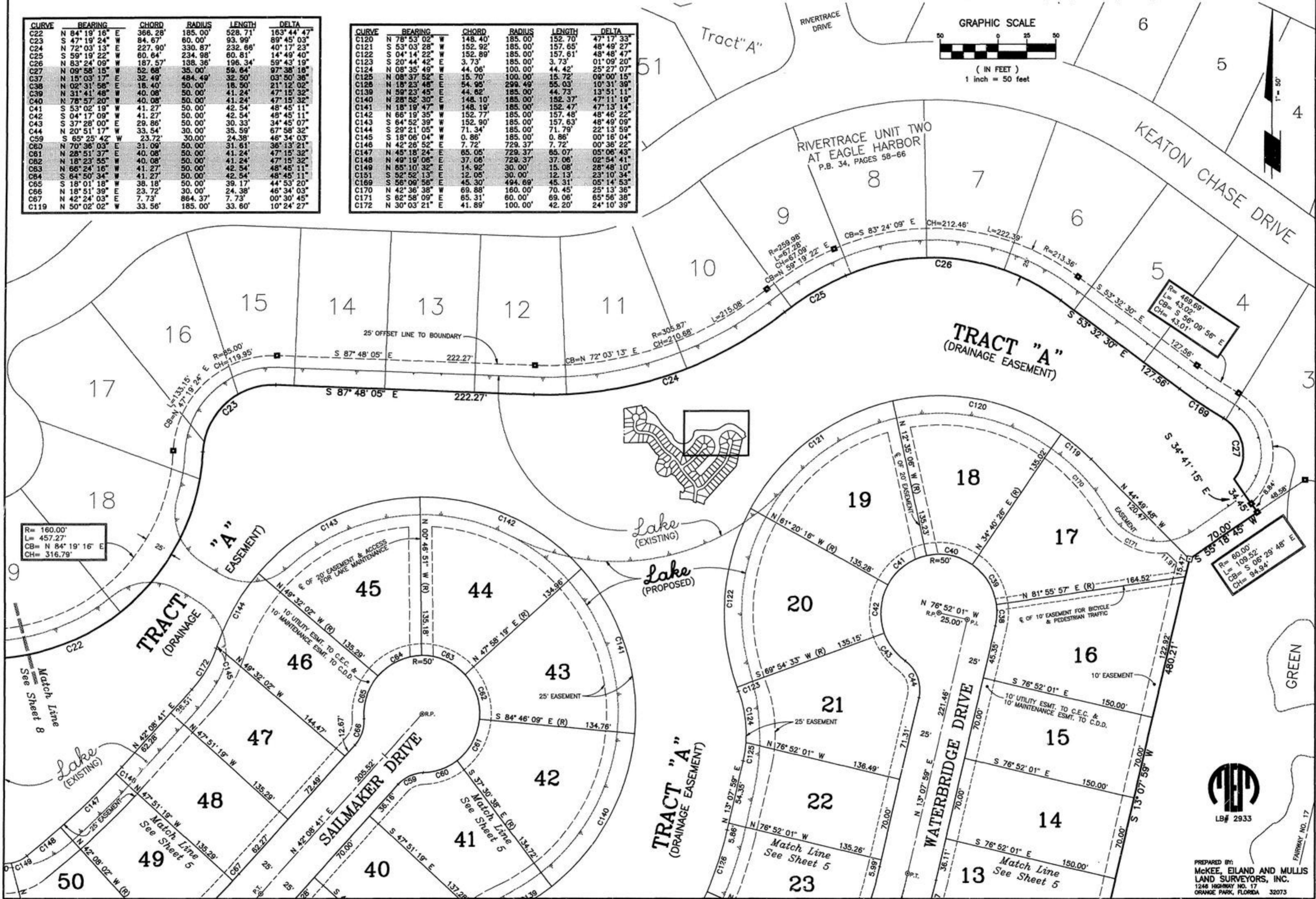
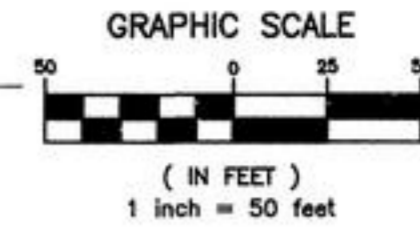
A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

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CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C22	N 84° 19' 16" E	368.28'	185.00'	528.71'	163° 44' 47"
C23	S 47° 19' 24" W	84.67'	60.00'	93.99'	89° 45' 03"
C24	N 72° 03' 13" E	227.90'	330.87'	232.66'	40° 17' 23"
C25	S 59° 19' 22" W	60.64'	234.98'	60.81'	14° 49' 40"
C26	N 83° 24' 09" W	187.57'	138.36'	196.36'	59° 43' 19"
C27	N 09° 58' 15" W	52.68'	35.00'	59.64'	97° 38' 18"
C37	N 15° 03' 17" E	32.49'	494.49'	32.50'	03° 50' 36"
C38	N 02° 31' 56" E	18.40'	50.00'	18.50'	21° 12' 02"
C39	N 31° 41' 48" E	40.08'	50.00'	41.24'	47° 15' 32"
C40	N 78° 57' 20" W	40.08'	50.00'	41.24'	47° 15' 32"
C41	S 53° 02' 19" W	41.27'	50.00'	42.54'	48° 45' 11"
C42	S 04° 17' 09" W	41.27'	50.00'	42.54'	48° 45' 11"
C43	S 37° 28' 00" E	29.86'	50.00'	30.33'	34° 45' 07"
C44	N 20° 51' 17" W	33.54'	30.00'	35.59'	67° 58' 32"
C59	S 65° 25' 42" W	23.72'	30.00'	24.38'	46° 34' 03"
C60	N 70° 36' 03" E	31.09'	50.00'	31.61'	36° 13' 21"
C61	N 28° 51' 37" E	40.08'	50.00'	41.24'	47° 15' 32"
C62	N 18° 23' 55" W	40.08'	50.00'	41.24'	47° 15' 32"
C63	N 66° 24' 16" W	41.27'	50.00'	42.54'	48° 45' 11"
C64	S 64° 50' 34" W	41.27'	50.00'	42.54'	48° 45' 11"
C65	S 18° 01' 18" W	38.18'	50.00'	39.17'	44° 53' 20"
C66	N 18° 51' 39" E	23.72'	30.00'	24.38'	46° 34' 03"
C67	N 42° 24' 03" E	7.73'	864.37'	7.73'	00° 30' 45"
C119	N 50° 02' 02" W	33.56'	185.00'	33.60'	10° 24' 27"

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C120	N 78° 53' 02" W	148.40'	185.00'	152.70'	47° 17' 33"
C121	S 53° 03' 28" W	152.92'	185.00'	157.65'	48° 49' 27"
C122	S 04° 14' 22" W	152.89'	185.00'	157.61'	48° 48' 47"
C123	S 20° 44' 42" E	3.73'	185.00'	3.73'	01° 09' 20"
C124	N 08° 35' 49" W	44.06'	100.00'	44.42'	25° 27' 07"
C125	N 08° 37' 52" E	15.70'	100.00'	15.72'	09° 00' 15"
C126	N 18° 23' 48" E	54.95'	299.49'	55.03'	10° 31' 39"
C127	N 59° 23' 45" E	44.62'	185.00'	44.73'	13° 51' 11"
C140	N 28° 52' 30" E	148.10'	185.00'	152.37'	47° 11' 19"
C141	N 18° 19' 47" W	148.19'	185.00'	152.47'	47° 13' 14"
C142	N 66° 19' 35" W	152.77'	185.00'	157.48'	48° 46' 22"
C143	S 64° 52' 39" W	152.90'	185.00'	157.63'	48° 49' 09"
C144	S 29° 21' 05" W	71.34'	185.00'	71.79'	22° 13' 59"
C145	S 18° 06' 04" W	0.86'	185.00'	0.86'	00° 16' 04"
C146	N 42° 26' 52" E	7.72'	729.37'	7.72'	00° 36' 22"
C147	N 45° 18' 24" E	65.05'	729.37'	65.07'	05° 06' 43"
C148	N 49° 19' 06" E	37.06'	729.37'	37.06'	02° 54' 41"
C149	N 65° 10' 32" E	14.92'	30.00'	15.08'	28° 48' 10"
C151	S 52° 52' 13" E	12.05'	30.00'	12.13'	23° 10' 34"
C169	S 56° 09' 56" E	45.30'	494.69'	45.31'	05° 14' 53"
C170	N 42° 36' 38" W	69.88'	160.00'	70.45'	25° 13' 36"
C171	S 82° 58' 09" E	65.31'	60.00'	69.06'	65° 56' 38"
C172	N 30° 03' 21" E	41.89'	100.00'	42.20'	24° 10' 39"



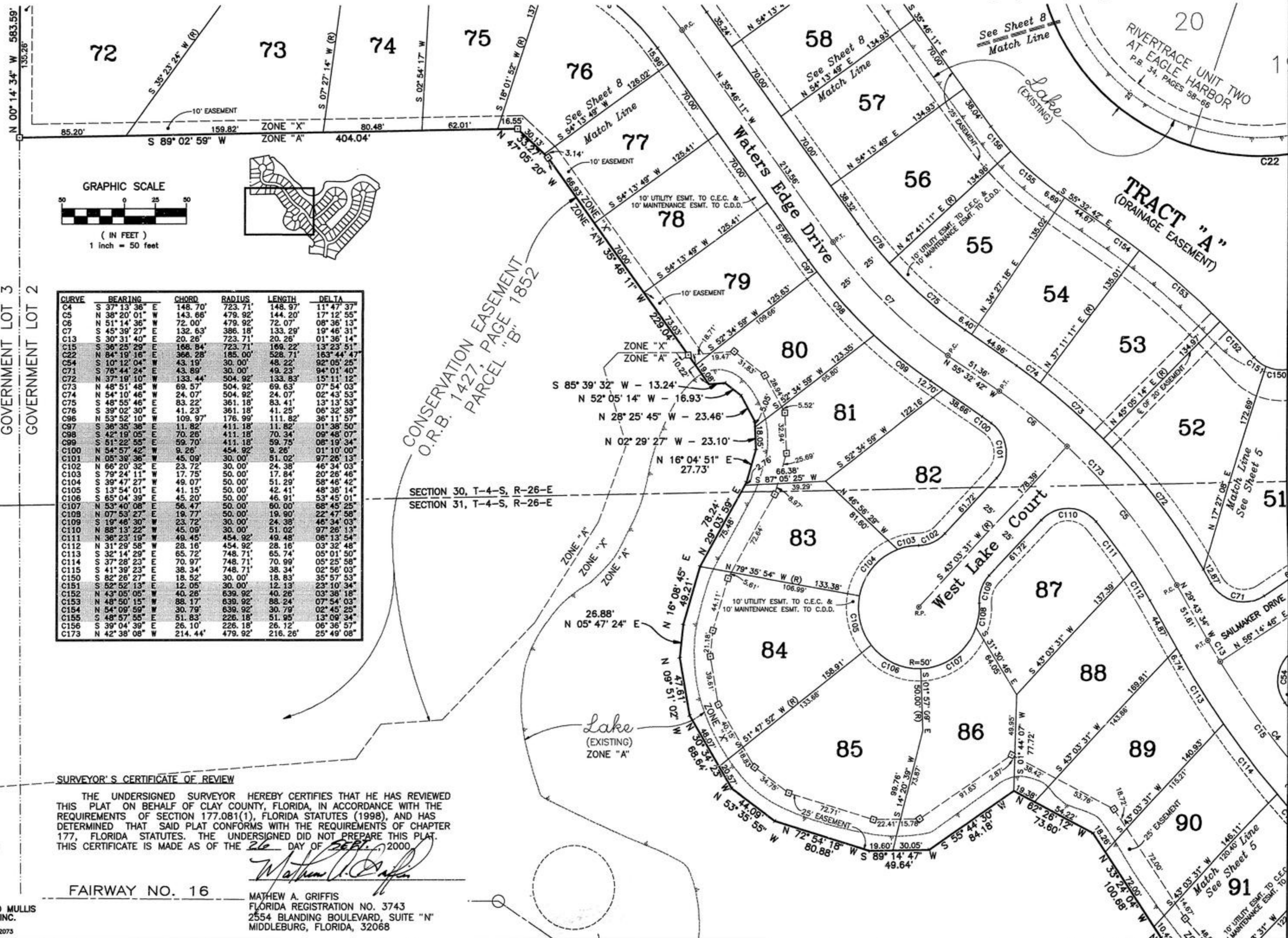
PREPARED BY:
McKee, Eiland and Mullis
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA 32073

WATERS EDGE AT EAGLE HARBOR

A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

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CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C4	S 37° 13' 36"	148.70'	723.71'	148.97'	11° 47' 37"
C5	N 38° 20' 01"	143.68'	479.92'	144.20'	17° 12' 55"
C6	N 51° 14' 36"	72.00'	479.92'	72.07'	08° 36' 13"
C7	S 45° 39' 27"	132.63'	386.18'	133.29'	19° 46' 31"
C13	S 30° 31' 40"	20.26'	723.71'	20.26'	01° 36' 14"
C15	S 36° 25' 29"	168.84'	723.71'	169.22'	13° 23' 51"
C22	N 84° 19' 16"	368.28'	185.00'	528.71'	163° 44' 47"
C54	S 10° 12' 04"	43.19'	30.00'	48.22'	92° 05' 26"
C71	S 76° 44' 24"	43.89'	30.00'	49.23'	94° 01' 40"
C72	N 37° 19' 10"	133.44'	504.92'	133.83'	15° 11' 12"
C73	N 48° 51' 48"	69.57'	504.92'	69.63'	07° 54' 03"
C74	N 54° 10' 46"	24.07'	504.92'	24.07'	02° 43' 53"
C75	S 48° 55' 46"	83.22'	361.18'	83.41'	13° 13' 53"
C76	S 39° 02' 30"	41.23'	361.18'	41.25'	06° 32' 38"
C96	N 53° 52' 10"	109.97'	176.99'	111.82'	36° 11' 57"
C97	S 36° 35' 36"	11.82'	411.18'	11.82'	01° 38' 50"
C98	S 42° 19' 05"	70.26'	411.18'	70.34'	09° 48' 07"
C99	S 51° 22' 55"	59.70'	411.18'	59.75'	08° 19' 34"
C100	N 54° 57' 42"	9.26'	454.92'	9.26'	01° 10' 00"
C101	N 05° 39' 36"	45.09'	30.00'	51.02'	97° 26' 13"
C102	N 66° 20' 32"	23.72'	30.00'	24.38'	46° 34' 03"
C103	S 79° 24' 11"	17.75'	50.00'	17.84'	20° 28' 46"
C104	S 39° 47' 27"	49.07'	50.00'	51.29'	58° 46' 42"
C105	S 13° 54' 01"	41.15'	50.00'	42.41'	48° 36' 14"
C106	S 65° 04' 39"	45.20'	50.00'	46.91'	53° 45' 01"
C107	N 53° 40' 08"	56.47'	50.00'	60.00'	68° 45' 25"
C108	N 07° 53' 27"	19.77'	50.00'	19.90'	22° 47' 58"
C109	S 19° 46' 30"	23.72'	30.00'	24.38'	46° 34' 03"
C110	N 85° 13' 22"	45.09'	30.00'	51.02'	97° 26' 13"
C111	N 36° 23' 19"	49.45'	454.92'	49.48'	06° 13' 54"
C112	N 31° 29' 58"	28.16'	454.92'	28.16'	03° 32' 48"
C113	S 32° 14' 29"	65.72'	748.71'	65.74'	05° 01' 50"
C114	S 37° 28' 23"	70.97'	748.71'	70.99'	05° 25' 58"
C115	S 41° 39' 23"	38.34'	748.71'	38.34'	02° 56' 03"
C150	S 82° 26' 27"	18.52'	30.00'	18.83'	35° 57' 53"
C151	S 52° 52' 13"	12.05'	30.00'	12.13'	23° 10' 34"
C152	N 43° 05' 05"	40.26'	639.92'	40.26'	03° 38' 18"
C153	N 48° 50' 15"	88.17'	639.92'	88.24'	07° 54' 03"
C154	N 54° 09' 59"	30.79'	639.92'	30.79'	02° 45' 25"
C155	S 48° 57' 55"	51.83'	226.18'	51.95'	13° 09' 34"
C156	S 39° 04' 39"	26.10'	226.18'	26.12'	06° 36' 57"
C173	N 42° 38' 08"	214.44'	479.92'	216.26'	25° 49' 08"

CONSERVATION EASEMENT
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SECTION 30, T-4-S, R-26-E
SECTION 31, T-4-S, R-26-E

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 26 DAY OF SEPTEMBER, 2000.

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

FAIRWAY NO. 16



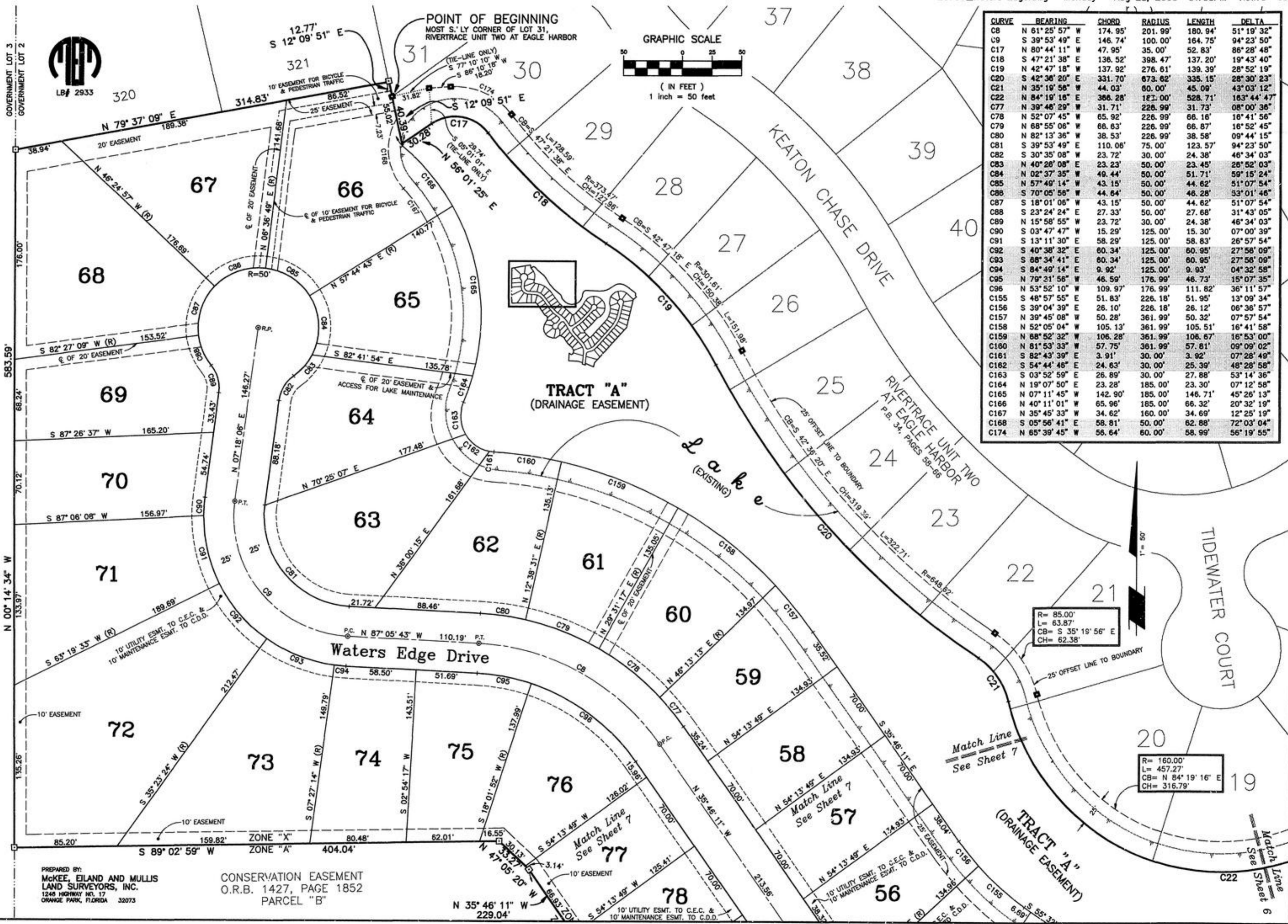
PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA 32075

WATERS EDGE AT EAGLE HARBOR

A REPLAT OF A PORTION OF NEILHURST SECTION THREE, ACCORDING TO PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 30 & 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

28799_Waters Edge.dwg Monday - Aug 28, 2000 01:38PM View:5 JSA



CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C8	N 61° 25' 57" W	174.95'	201.99'	180.94'	51° 19' 32"
C9	S 39° 53' 49" E	146.74'	100.00'	164.75'	94° 23' 50"
C17	N 80° 44' 11" W	47.95'	35.00'	52.83'	86° 28' 48"
C18	S 47° 21' 38" E	136.52'	398.47'	137.20'	19° 43' 40"
C19	N 42° 47' 18" W	137.92'	276.61'	139.39'	28° 52' 19"
C20	S 42° 38' 20" E	331.70'	673.62'	335.15'	28° 30' 23"
C21	N 35° 19' 56" W	44.03'	60.00'	45.09'	43° 03' 12"
C22	N 84° 19' 16" E	366.28'	181.00'	528.71'	183° 44' 47"
C77	N 39° 48' 29" W	31.71'	226.99'	31.73'	08° 00' 36"
C78	N 52° 07' 45" W	65.92'	226.99'	66.16'	16° 41' 56"
C79	N 68° 55' 06" W	66.63'	226.99'	66.87'	16° 52' 45"
C80	N 82° 13' 36" W	38.53'	226.99'	38.58'	09° 44' 15"
C81	S 39° 53' 49" E	110.06'	75.00'	123.57'	94° 23' 50"
C82	S 30° 35' 08" W	23.72'	30.00'	24.38'	46° 34' 03"
C83	N 40° 28' 08" E	23.23'	50.00'	23.45'	28° 52' 03"
C84	N 02° 37' 35" W	49.44'	50.00'	51.71'	59° 15' 24"
C85	N 57° 49' 14" W	43.15'	50.00'	44.62'	51° 07' 54"
C86	S 70° 05' 56" W	44.64'	50.00'	46.28'	33° 01' 46"
C87	S 18° 01' 06" W	43.15'	50.00'	44.62'	51° 07' 54"
C88	S 23° 24' 24" E	27.33'	50.00'	27.68'	31° 43' 05"
C89	N 15° 58' 55" W	23.72'	30.00'	24.38'	46° 34' 03"
C90	S 03° 47' 47" W	15.29'	125.00'	15.30'	07° 00' 39"
C91	S 13° 11' 30" E	58.29'	125.00'	58.83'	26° 57' 54"
C92	S 40° 38' 32" E	60.34'	125.00'	60.95'	27° 58' 09"
C93	S 68° 34' 41" E	60.34'	125.00'	60.95'	27° 58' 09"
C94	S 84° 49' 14" E	9.92'	125.00'	9.93'	04° 32' 58"
C95	N 79° 21' 56" W	46.59'	176.99'	46.73'	15° 07' 35"
C96	N 53° 52' 10" W	109.97'	176.99'	111.82'	36° 11' 57"
C155	S 48° 57' 55" E	51.83'	226.18'	51.95'	13° 09' 34"
C156	S 39° 04' 39" E	26.10'	226.18'	26.12'	06° 36' 57"
C157	N 39° 45' 08" W	50.28'	361.99'	50.32'	07° 57' 54"
C158	N 52° 05' 04" W	105.13'	361.99'	105.51'	16° 41' 58"
C159	N 88° 52' 32" W	106.28'	361.99'	106.67'	16° 53' 00"
C160	N 81° 53' 33" W	57.75'	361.99'	57.81'	09° 09' 02"
C161	S 82° 43' 39" E	3.91'	30.00'	3.92'	07° 28' 49"
C162	S 54° 44' 46" E	24.63'	30.00'	25.39'	48° 28' 58"
C163	S 03° 52' 59" E	26.89'	30.00'	27.88'	53° 14' 36"
C164	N 19° 07' 50" E	23.28'	185.00'	23.30'	07° 12' 58"
C165	N 07° 11' 45" W	142.90'	185.00'	146.71'	45° 26' 13"
C166	N 40° 11' 01" W	65.96'	185.00'	66.32'	20° 32' 19"
C167	N 35° 45' 33" W	34.62'	160.00'	34.69'	12° 25' 19"
C168	S 05° 56' 41" E	58.81'	50.00'	62.88'	72° 03' 04"
C174	N 65° 39' 45" W	56.64'	60.00'	58.99'	56° 19' 55"

PREPARED BY:
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ORANGE PARK, FLORIDA 32073

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PARCEL "B"