COV/COND/RESTR
O R BK 1554 PG 1371

COV/COND/RESTR - AMENDMENT
O R 1580 PG 1346

PLAT BOOK 28 PAGE 37

SHEET 1 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND
TYPE I SUBDIVISION

Harbor Island Unit One

A Replat of a Portion of Pace Island Unit One, as Recorded in Plat Book 20, Pages 58-64, of the Public Records of the Clay County, Florida, TOGETHER WITH A Portion of Sections 43 & 44, Township 4 South, Range 26 East, Clay County, Florida.

CAPTION

A replat of a portion of Pace Island Unit One, as recorded in Plat Book 20, Pages 58 through 64, inclusive, of the Public Records of Clay County, Florida, abandoned in Official Records Book 1080, Page 12 of the Public Records of said county, TOGETHER WITH a portion of Sections 43 and 44, all lying in Township 4 South, Range 26 East, said county, being more particularly described as follows:

BEGIN at the Southeast corner of Lot 28, Creighton Forest Unit 2, as recorded in Plat Book 4, Pages 35 and 36 of the Public Records of said county; thence North 89°28'49" East, along the Southerly boundary of said Creighton Forest Unit Two, 2427.65 feet to the Westerly right-of-way line of U.S. Highway No. 17 (State Road No. 15, as per State Road Department Right-of-Way Map, Section 71020-2505 and 2509, dated May 10, 1965); thence Southwesterly, along said Westerly right-of-way line, run the following three (3) courses and distances: COURSE NO. 1: South 06°28'52" West, 314.42 feet to the point of curvature of a curve to the Southwest; COURSE NO. 2: along and around the arc of said curve, concave Northwesterly, having a radius of 5629.58 feet, an arc distance of 243.32 feet, said arc being subtended by a chord bearing and distance of South 07°43'09" West, 243.30 feet to the point of tangency of said curve; COURSE NO. 3: South 08°57'27" West, 992.64 feet; thence North 81°17'23" West, 256.75 feet; thence North 54°11'25" West, 117.89 feet; thence North 01°46'43" East,100.76 feet; thence North 31°46'53" East, 127.64 feet; thence North 08°57'27" East, 174.10 feet; thence North 88°11'03" West, 473.91 feet; thence South 85°03'09" West, 67.15 feet; thence South 08°50'56" East, 52.28 feet; thence South 81°48'45" West, 113.61 feet; thence South 66°10'39" West, 60.85 feet; thence South 75°00'25" West, 110.00 feet; thence South 16°18'13" East, 203.95 feet; thence South 22°55'30" East, 204.80 feet; thence South 28°03'12" East, 125.09 feet; thence South 16°13'44" East, 119.30 feet; thence South 02°05'52" West, 59.00 feet; thence South 84°38'17" West, 101.15 feet; thence North 67°48'17" West, 49.04 feet; thence North 06°50'15" East, 131.91 feet; thence North 18°27'22" West 73.62 feet; thence North 45°03'28" West, 73.62 feet; thence North 69°02'13" West, 153.33 feet; thence North 40°57'32" West, 30.11 feet; thence North 00°30'43" East, 29.38 feet; thence North 20°07'15" East, 63.41 feet; thence North 09°53'28" East, 46.91 feet; thence North 02°23'39" West, 63.32 feet; thence North 12°01'09" West, 68.41 feet; thence North 07°37'38" West, 42.24 feet; thence North 15°07'19" East, 77.53 feet; thence North 05°14'17" West, 41.51 feet; thence North 05°28'25" East, 32.85 feet; thence North 76°46'22" East, 37.73 feet; thence North 12°01'27" West, 21.80 feet; thence North 37°20'46" West, 130.12 feet; thence North 85°13'15" West, 202.90 feet; thence South 05°30'29" East, 23.43 feet; thence South 25°46'45" West, 95.28 feet; thence South 13°00'51" West, 116.42 feet; thence South 00°24'41" West, 60.02 feet; thence South 06°58'13" East, 60.34 feet; thence South 17°25'53" East, 106.32 feet; thence South 08°40'02" West, 49.15 feet; thence South 33°47'55" West, 31.04 feet; thence South 52°03'33" West, 19.28 feet; thence North 72°31'31" West, 26.84 feet; thence North 23°46'43" West, 190.00 feet; thence North 22°38'54" West, 60.01 feet; thence North 04°59'16" East, 32.15 feet; thence North 36°49'56" East, 76.81 feet; thence North 06°12'47" East, 76.35 feet; thence North 11°54'44" West, 48.31 feet; thence North 32°21'22" West, 48.97 feet; thence North 52°06'05" West, 56.99 feet; thence North 64°59'29" West, 117.59 feet; thence North 28°38'00" East 64.66 feet; thence North 60°06'00" West, 112.57 feet; thence North 61°18'00" West, 60.01 feet; thence North 60°06'00" West, 120.00 feet; thence South 27°41'19" West, 92.29 feet; thence South 16°40'27" West, 101.53 feet; thence South 04°18'49" West, 101.53 feet; thence South 01°59'01" West, 111.86 feet; thence South 86°37'49" West, 190.39 feet; thence North 03°08'22" West, 163.48 feet; thence North 40°08'53" East, 266.64 feet; thence North 60°28'31" West, 430.47 feet; thence South 53°01'17" West, 210.00 feet; thence North 38°41'52" West, 132.31 feet; thence South 69°02'25" West, 251.90 feet; thence North 15°30'12" West, 85.35 feet; thence North 01°37'46" west, 218.05 feet; thence North 21°13'00" East, 83.26 feet; thence North 05°47'39" West, 158.97 feet; to the Southerly line of said Creighton Forest Unit 2; thence North 89°28'49" East, along last said line, 749.02 feet to the POINT OF BEGINNING.

Containing 67.78 acres more or less.

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 30TH day of MAY 1995

Walter M. Rich
Director, Department of Engineering

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all requirements of Florida Statute 177; that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of Clay County, Florida.

Signed this 17 day of APRIL, 1995

Gregory B. Clary
Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does 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 owner, that said owner shall within 12 months of the date of acceptance of the street and drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering 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 part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

HUTSON LAND COMPANY, INC.

WITNESS: Deborah H. Dunbar WITNESS: Elinore C. Cox By: Donald P. Hinson
PRINT: DEBORAH H. DUNBAR PRINT: ELINORE C. COX
Donald P. Hinson
President

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 31ST day of MAY 1995.

Director, Department of Planning

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 31 ST day of MAY 1995.

Linda Jackson
Director, Department of Zoning

COUNTY COMMISSIONER'S APPROVAL

Examined and approved this 23rd day of May A.D., 1995 by the Board of County Commissioners, Clay County, Florida.

Patrick D McGovern
Chairman

John Keene
Clerk of the Circuit Court

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with Chapter No. 71-339 of the Laws of the State of Florida and is filed for record in Plat Book 28, Pages 37 through 46, of the Public Records of Clay County, Florida, this 6TH day of JUNE, 1995.

John Keene
Clerk of the Circuit Court

NOTARY FOR HUTSON LAND COMPANY, INC.

STATE OF FLORIDA)

COUNTY OF CLAY)

The foregoing instrument was acknowledged before me on this 30 day of January, 1995, A.D., by Donald P. Hinson, President, of Hutson Land Company, Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me and did not take an oath.

Deborah H. Dunbar
Notary Public
State of Florida at Large

My Commission Expires:
Serial No.: CC289691

DEBORAH H DUNBAR
My Commission CC289691
Expires May 25, 1997
Bonded by ANB
800-852-5878

Print Name: Deborah H. Dunbar

NOTARY FOR NATIONSBANK OF FLORIDA, N.A.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing adoption and dedication was acknowledged before me this 30 day of January, 1995, A.D., by Bryan R. White, Vice President of Nationsbank of Florida, N.A. on behalf of the Corporation.

Elinore C. Cox (sign)
Notary Public
State of Florida at Large
ELINORE C. COX (print)

My commission expires:

Commission No CC 330435

ELINORE C. COX
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov. 15, 1997
Commission No. CC 330435

ADOPTION AND DEDICATION

This is to certify that Hutson Land Company, Inc., a corporation under the laws of the State of Florida, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Harbor Island Unit One, having caused the same to be surveyed and subdivided, and that NationsBank of Florida, N.A. is the holder of record of a mortgage on said lands as recorded in Official Records Volume 1527, page 1456 of the Public Records of Clay County, Florida. UCC-1 Financing Statement is recorded in Official Records Volume 1527, page 1476 of the Public Records of Clay County, Florida. This plat being made in accordance with said survey, is hereby adopted as a true and correct plat of those lands. All lanes, courts, trails, streets, easements for drainage, utilities and sewers as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns. All of the properly designated on this plat as Tracts 36, 38, 39, 44 and 45 and private non-access easements are and shall remain privately owned and maintained and the sole and exclusive property of Hutson Land Company, Inc., its successors and assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns and are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit Clay County, its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from said trails, courts, lanes and streets, from adjacent land or from any other source of Public Waters into or through said lakes and filtration systems, without any liability whatsoever on the part of Clay County, 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, its successors and assigns;

(2) Tracts 37, 38, 40, 41, 42 and 43, inclusive, shown on this plat are reserved to the Dedicator herein, and are established for the placement and maintenance of stormwater retention/detention ponds and/or filtration systems. The Dedicator shall remain responsible for the maintenance and/or repair of said ponds and systems 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 therefor. 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 Dedicator or homeowners association (if conveyed);

(3) Clay County, 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 Dedicator or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at, or from the lakes and filtration systems described above, or any part thereof, occasioned wholly or in part by any act of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Harbor Island Unit One. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

C.E.C. easements are dedicated to the Clay Electric Cooperative, Inc. and its successors in title, for use in its underground electrical distribution system.

IN WITNESS WHEREOF, the above named Corporations have caused these present to be executed by the appropriate officers by and with the full authority of said corporation, and caused it's official seal to be affixed hereto this 30 day of January, 1995.

HUTSON LAND COMPANY, INC.

Witness: Deborah H. Dunbar By: Donald P. Hinson (Sign)
Donald P. Hinson
President

Witness: DEBORAH H. DUNBAR (Print)

Witness: John Gessner

Witness: JOHN GESSNER (Print)

NATIONSBANK OF FLORIDA, N.A.

By: Bryan R White
Bryan R. White
Vice President
Nationsbank of Florida, N.A.

Witness: (sign)
Gregory A. Bowles (print)

Witness: Elinore C. Cox (sign)
ELINORE C. COX (print)
ELINORE C. COX

PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

Harbor Island Unit One

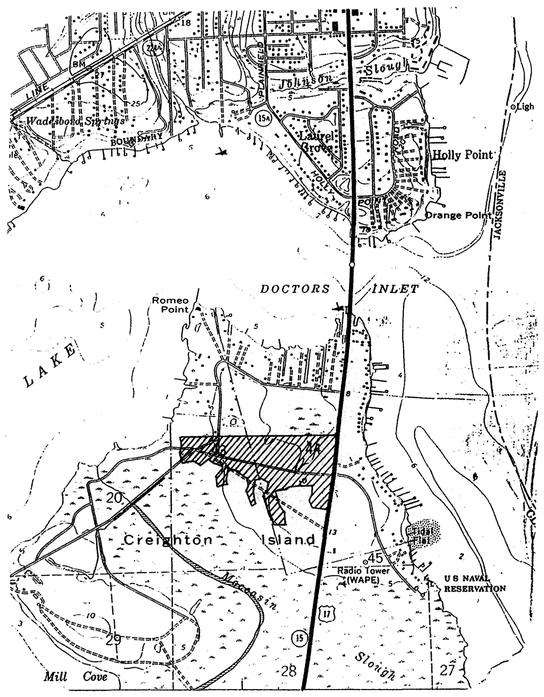
A Replat of a Portion of Pace Island Unit One, as Recorded in Plat Book 20, Pages 58–64, of the Public Records of the Clay County, Florida, TOGETHER WITH A Portion of Sections 43 & 44, Township 4 South, Range 26 East, Clay County, Florida.

PLAT BOOK 28 PAGE 38

SHEET 2 OF 10 SHEETS
TYPE I SUBDIVISION
150 LOTS IN THIS UNIT
DATED: MARCH 6, 1995

Vicinity Map

SCALE: 1" = 2000'



General Notes & Legend

1.) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17) AS S 06°28'52" W.

2.) BUILDING RESTRICTION LINES:
LOTS: 1,7,84–92,100–103,204,205,218 & 219
FRONT – 25 FEET
SIDE – 10 FEET
REAR – 20 FEET

BUILDING RESTRICTION LINES:
LOTS: 2–6,8–83,93–99,206–217,270–300
FRONT – 10 FEET
SIDE – 0.5 FEET ON ONE SIDE, 10 FEET BETWEEN STRUCTURES
THERE IS NO MAXIMUM IMPERVIOUS COVERAGE ON LOTS.
REAR – 15 FEET

3.) ALL PROPERTY SHOWN HEREIN IS SITUATED IN FLOOD ZONES "AE (EL. 5)", "X (500 YEAR FLOOD)", & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NO. 120064–0070–D, DATED NOVEMBER 4, 1992.

4.) EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE NOTED HEREON (FLORIDA STATUTE 177.091(29).

5.) THE CURVE TABLE SHOWN ON EACH INDIVIDUAL SHEET IS APPLICABLE ONLY TO CURVES THAT APPEAR ON THAT SHEET.

6.) *NOTICE:*
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

7.) *THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.*

8.) *THOSE LANDS SHOWN AND DESCRIBED HEREIN ARE SUBJECT TO THE FOLLOWING:*

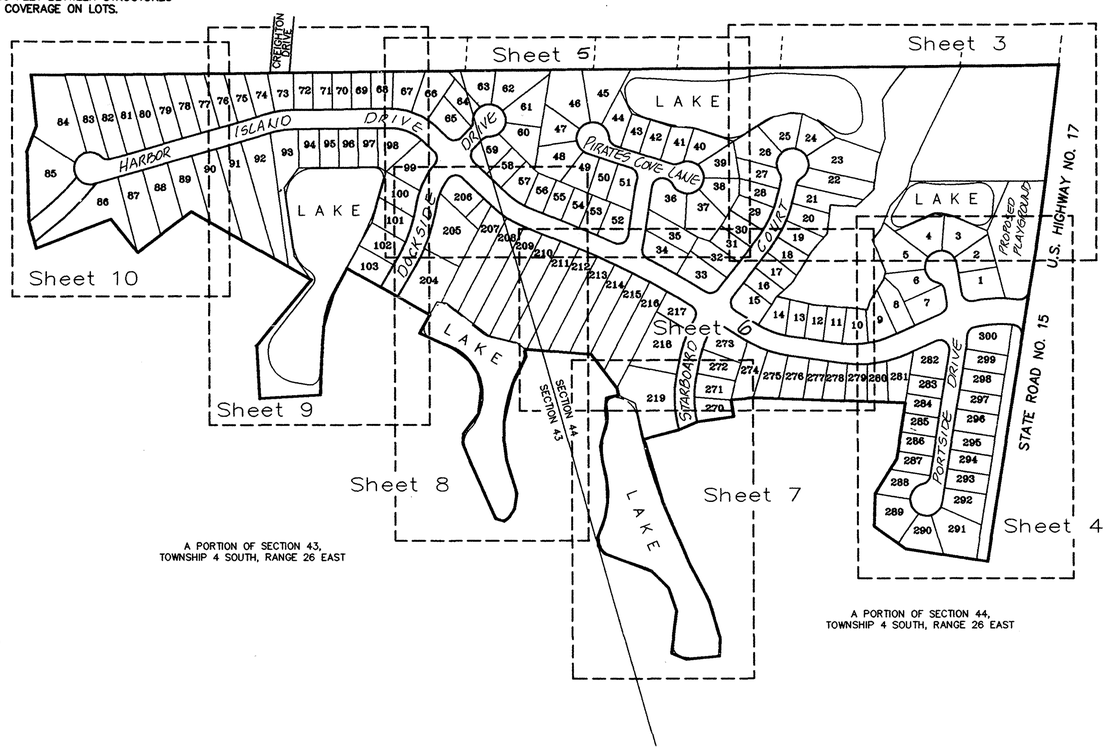
A.) *CLAY ELECTRIC COOPERATIVE, INC. RIGHT-OF-WAY EASEMENT AS DESCRIBED IN O.R. BOOK 1539, PG. 36.*
B.) *RESERVATION OF EASEMENT, GRANT OF EASEMENT, AND FURTHER ASSURANCES AGREEMENT AS DESCRIBED IN O.R. BOOK 1527, PG. 1398.*
C.) *MASTER AGREEMENT DESCRIBED IN O.R. BOOK 998, PG. 672*
D.) *MODIFICATION AGREEMENT DESCRIBED IN O.R. BOOK 1018, PG. 207.*
E.) *ASSIGNMENT OF EASEMENTS DESCRIBED IN O.R. BOOK 1437, PG. 1980.*
F.) *PARTIAL RELEASE AGREEMENT DESCRIBED IN O.R. BOOK 1527, PG. 1381.*
G.) *EASEMENT AND UTILITY SERVICE AGREEMENT DESCRIBED IN O.R. BOOK 1282, PG. 88.*
H.) *PARTIAL RELEASE AGREEMENT DESCRIBED IN O.R. BOOK 1527, PG. 1381.*

ALL OF THE ABOVE O.R. BOOK AND PAGES ARE RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Key Map

SCALE: 1" = 300'

CREIGHTON FOREST UNIT 2
(P.B. 4, PGS. 35 & 36)



A PORTION OF SECTION 43, TOWNSHIP 4 SOUTH, RANGE 26 EAST

A PORTION OF SECTION 44, TOWNSHIP 4 SOUTH, RANGE 26 EAST

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

LEGEND

R\W	=	RIGHT-OF-WAY	A	=	ARC
BRL	=	BUILDING RESTRICTION LINE	T	=	TANGENT
O	=	PERMANENT CONTROL POINT STAMPED R.L.S. # 3377	R	=	RADIUS
			CH	=	CHORD
PC	=	POINT OF CURVATURE	Δ	=	DELTA
PT	=	POINT OF TANGENCY	RP	=	RADIUS POINT
ORV	=	OFFICIAL RECORDS VOLUME	⊡	=	PERMANENT REFERENCE MONUMENT STAMPED R.L.S. # 3377
MB	=	MAP BOOK			
PB	=	PLAT BOOK	—+—	=	CHANGE IN STREET NAME
PG(S)	=	PAGE(S)	C4	=	TABULATED CURVE DATA
ESMT	=	EASEMENT	PRC	=	POINT OF REVERSE CURVE
RDL	=	RADIAL LINE	PCC	=	POINT OF COMPOUND CURVE
C.E.C.	=	CLAY ELECTRIC COOPERATIVE, INC.			
O.R.	=	OFFICIAL RECORDS			

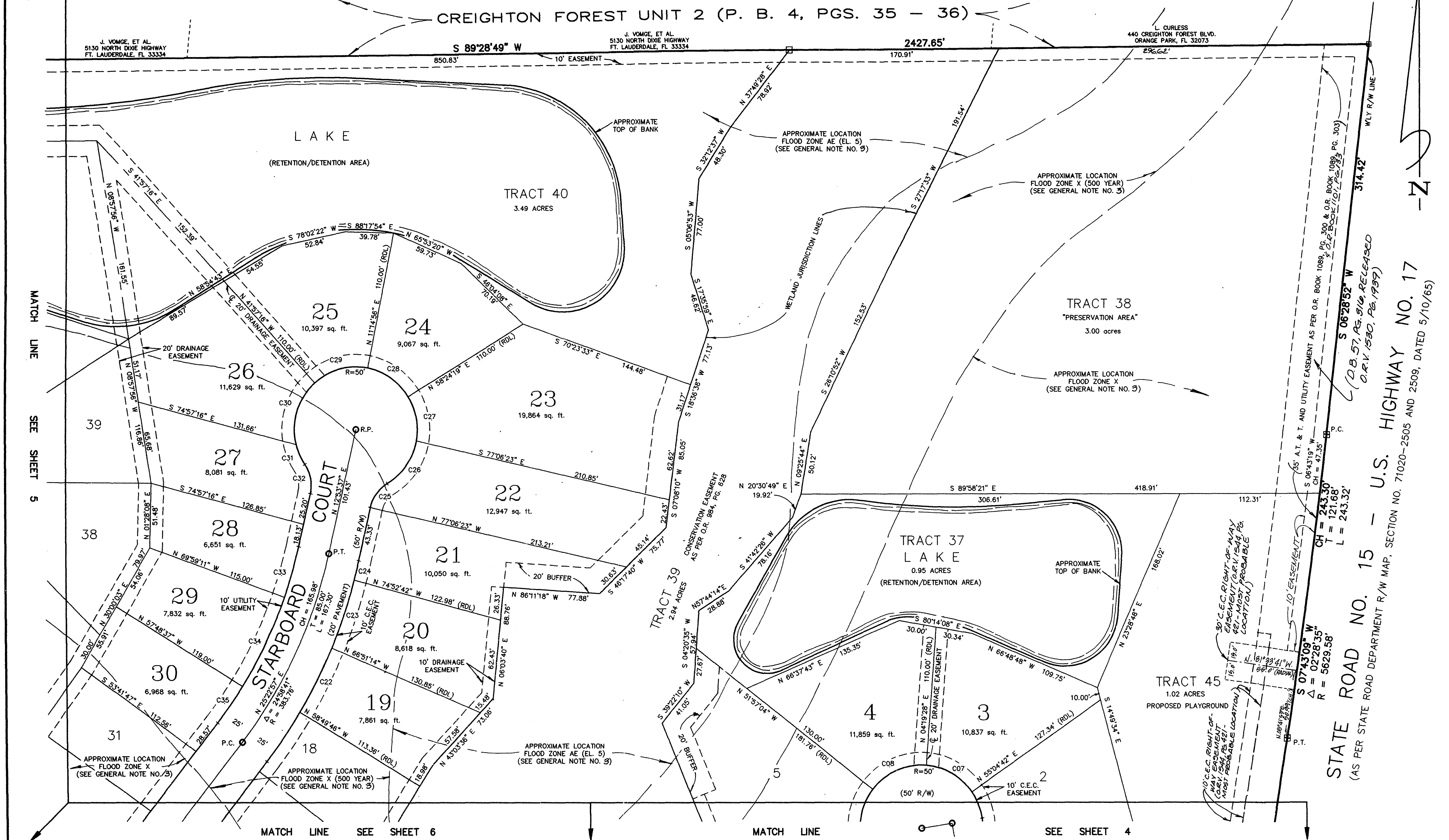
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Harbor Island Unit One

A Replat of a Portion of Pace Island Unit One, as Recorded in Plat Book 20, Pages 58-64, of the Public Records of the Clay County, Florida, TOGETHER WITH A Portion of Sections 43 & 44, Township 4 South, Range 26 East, Clay County, Florida.

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

TYPE I SUBDIVISION



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C07	50.00'	44.29'	23.72'	42.86'	N 60°17'55" W	50°45'14"
C08	50.00'	49.11'	26.74'	47.16'	S 66°11'12" W	56°16'32"
C22	408.76'	57.25'	28.67'	57.20'	N 27°09'30" E	08°01'28"
C23	408.76'	57.25'	28.67'	57.20'	N 19°08'02" E	08°01'28"
C24	408.76'	15.89'	7.95'	15.89'	N 14°00'27" E	02°13'41"
C25	30.00'	24.38'	12.91'	23.72'	S 36°10'38" W	46°34'03"
C26	50.00'	42.54'	22.66'	41.27'	N 35°05'08" E	48°45'04"
C27	50.00'	36.92'	19.35'	36.08'	N 10°26'33" W	42°18'16"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C28	50.00'	41.15'	21.82'	40.00'	N 55°10'23" W	47°09'23"
C29	50.00'	46.43'	25.04'	44.78'	S 74°38'50" W	53°12'12"
C30	50.00'	54.03'	29.99'	51.44'	S 17°05'19" W	61°54'50"
C31	50.00'	17.28'	8.73'	17.20'	S 23°46'16" E	19°48'19"
C32	30.00'	24.38'	12.91'	23.72'	N 10°23'24" W	46°34'03"
C33	358.76'	41.91'	20.98'	41.89'	N 16°14'26" E	06°41'39"
C34	358.76'	78.91'	39.61'	78.75'	N 25°53'19" E	12°36'07"
C35	358.76'	35.58'	17.80'	35.56'	N 35°01'50" E	05°40'55"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
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(904) 260-2703

PLAT BOOK 28 PAGE 40

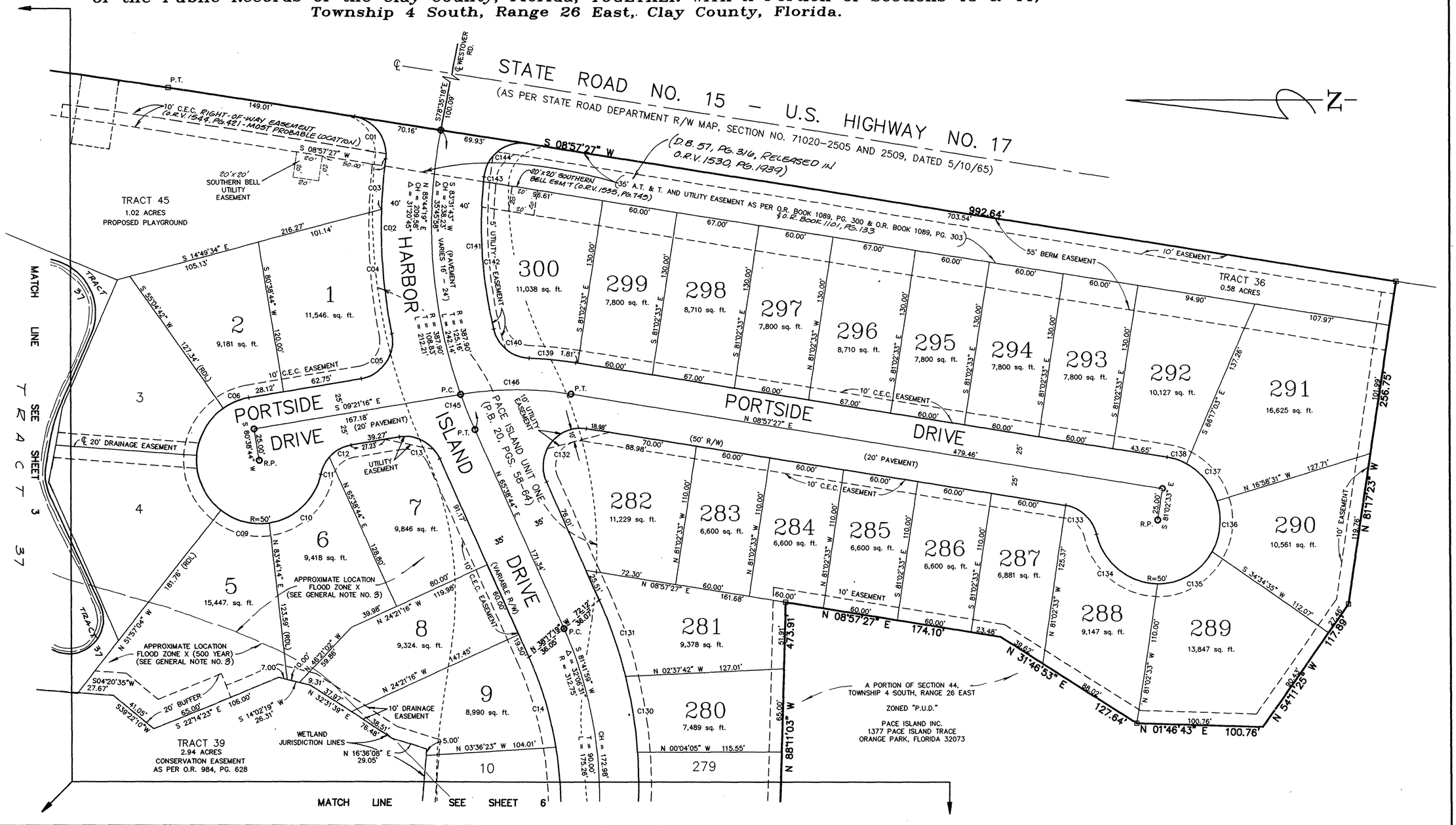
SHEET 4 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

TYPE I SUBDIVISION

Harbor Island Unit One

A Replat of a Portion of Pace Island Unit One, as Recorded in Plat Book 20, Pages 58-64, of the Public Records of the Clay County, Florida, TOGETHER WITH A Portion of Sections 43 & 44, Township 4 South, Range 26 East, Clay County, Florida.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	30.00'	46.25'	29.14'	41.80'	N 53°07'11" E	88°19'27"
C02	427.90'	139.40'	70.32'	138.79'	S 87°56'55" W	18°39'58"
C03	427.90'	40.28'	20.15'	40.26'	N 85°24'54" W	05°23'36"
C04	427.90'	99.12'	49.78'	98.90'	S 85°15'07" W	13°16'21"
C05	30.00'	48.19'	31.08'	43.17'	S 55°22'10" E	92°01'47"
C06	50.00'	22.31'	11.34'	22.13'	N 22°08'17" W	25°34'02"
C09	50.00'	41.15'	21.82'	40.00'	S 14°28'15" W	47°09'23"
C10	50.00'	59.54'	33.87'	56.08'	S 43°13'08" E	68°13'22"
C11	30.00'	15.32'	7.83'	15.15'	N 62°42'19" W	29°15'00"
C12	30.00'	20.28'	10.54'	19.89'	N 28°43'02" W	38°43'32"
C13	30.00'	39.27'	23.02'	36.53'	N 28°08'44" E	75°00'00"
C14	280.38'	73.85'	37.14'	73.64'	N 73°11'28" E	15°05'29"
C130	345.36'	60.08'	30.11'	60.00'	N 81°06'54" E	09°58'00"
C131	345.36'	63.21'	31.69'	63.12'	N 70°53'19" E	10°29'10"
C132	30.00'	64.57'	55.61'	52.81'	N 52°41'55" W	123°18'43"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C133	30.00'	35.59'	20.23'	33.54'	N 42°56'43" E	67°58'32"
C134	50.00'	66.31'	39.05'	61.56'	S 38°56'27" W	75°59'05"
C135	50.00'	53.36'	29.54'	50.87'	S 29°37'36" E	61°09'01"
C136	50.00'	41.15'	21.82'	40.00'	S 83°46'48" E	47°09'23"
C137	50.00'	38.98'	20.54'	38.00'	N 50°18'29" E	44°40'03"
C138	50.00'	16.60'	8.37'	16.52'	N 18°27'57" E	19°01'01"
C139	301.92'	37.73'	18.89'	37.70'	N 05°22'40" E	07°09'33"
C140	30.00'	39.16'	22.93'	36.44'	S 39°11'37" W	74°47'27"
C141	347.90'	121.16'	61.20'	120.55'	S 86°33'59" W	19°57'15"
C142	347.90'	117.42'	59.27'	116.86'	S 86°15'30" W	19°20'17"
C143	347.90'	3.74'	1.87'	3.74'	N 83°45'53" W	00°36'58"
C144	30.00'	48.39'	31.29'	43.31'	N 37°14'59" W	92°24'51"
C145	387.90'	29.93'	14.97'	29.92'	S 67°51'20" W	04°25'13"
C146	276.92'	88.51'	44.63'	88.13'	N 00°11'55" W	18°18'43"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

PREPARED BY:

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD

JACKSONVILLE, FLORIDA 32257

(904) 260-2703

PLAT BOOK 28 PAGE 41

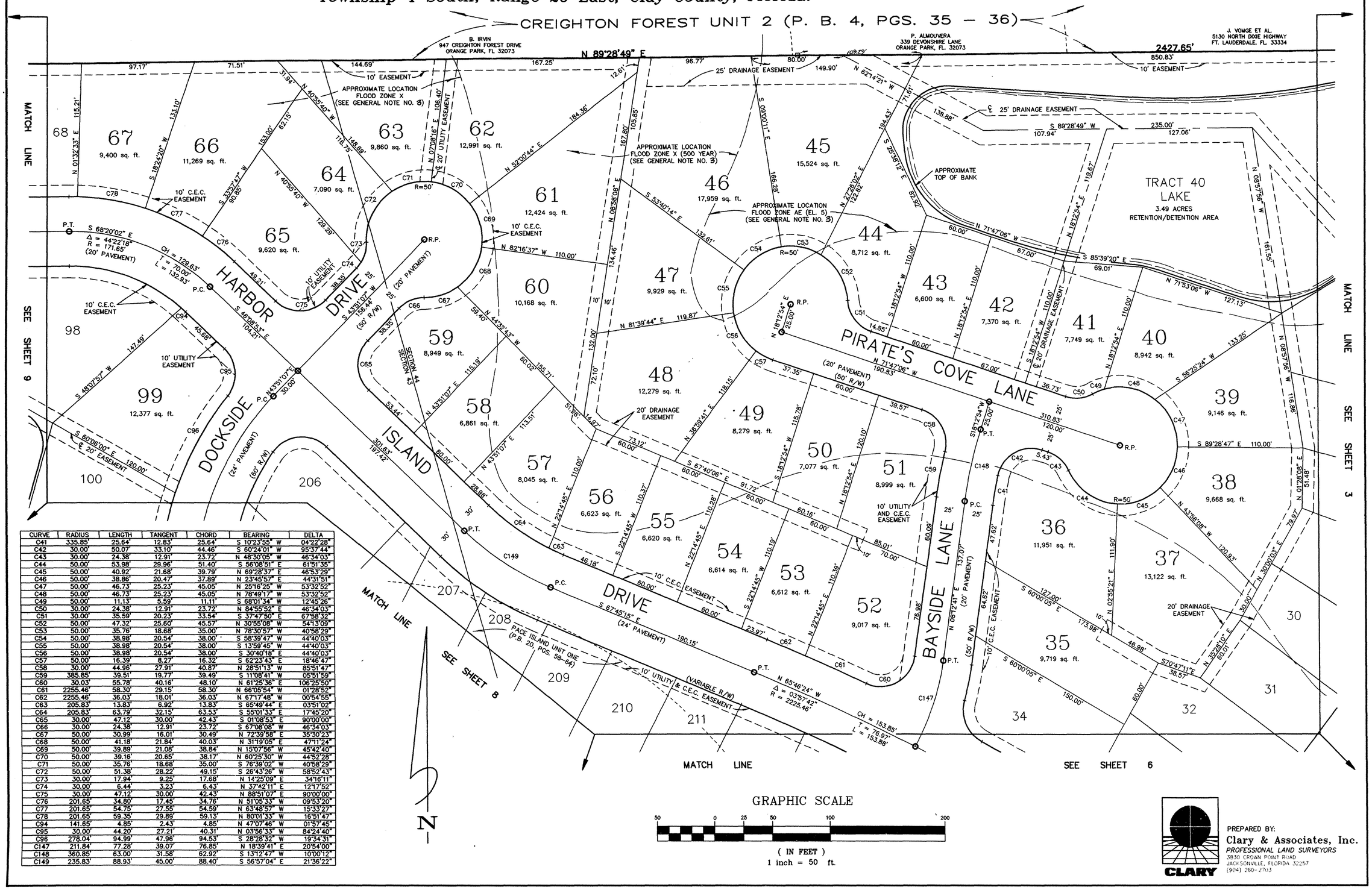
SHEET 5 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

TYPE I SUBDIVISION

Harbor Island Unit One

A Replat of a Portion of Pace Island Unit One, as Recorded in Plat Book 20, Pages 58-64, of the Public Records of the Clay County, Florida, TOGETHER WITH A Portion of Sections 43 & 44, Township 4 South, Range 26 East, Clay County, Florida.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C41	335.85'	25.64'	12.83'	25.64'	S 10°23'55" W	04°22'28"
C42	30.00'	50.07'	33.10'	44.46'	S 60°24'01" W	95°37'44"
C43	30.00'	24.38'	12.91'	23.72'	N 48°30'05" W	46°34'03"
C44	50.00'	53.98'	29.96'	51.40'	S 56°08'51" E	61°51'35"
C45	50.00'	40.92'	21.68'	39.79'	N 69°28'37" E	46°53'29"
C46	50.00'	38.86'	20.47'	37.89'	N 23°45'57" E	44°31'51"
C47	50.00'	46.73'	25.23'	45.05'	N 25°16'25" W	53°32'52"
C48	50.00'	46.73'	25.23'	45.05'	N 78°49'17" W	53°32'52"
C49	50.00'	11.13'	5.59'	11.11'	S 68°01'34" W	12°45'26"
C50	30.00'	24.38'	12.91'	23.72'	N 84°55'52" E	46°34'03"
C51	30.00'	35.59'	20.23'	33.54'	S 37°47'50" E	67°58'32"
C52	50.00'	47.32'	25.60'	45.57'	N 30°55'08" W	54°13'09"
C53	50.00'	35.76'	18.68'	35.00'	N 78°30'57" W	40°58'29"
C54	50.00'	38.98'	20.54'	38.00'	S 58°39'47" W	44°40'03"
C55	50.00'	38.98'	20.54'	38.00'	S 13°59'45" W	44°40'03"
C56	50.00'	38.98'	20.54'	38.00'	S 30°40'18" E	44°40'03"
C57	50.00'	16.39'	8.27'	16.32'	S 62°23'43" E	18°46'47"
C58	30.00'	44.96'	27.91'	40.87'	N 28°51'13" W	85°51'47"
C59	385.85'	39.51'	19.77'	39.49'	S 11°08'41" W	05°51'59"
C60	30.03'	55.78'	40.16'	48.10'	N 61°25'36" E	106°25'50"
C61	2255.46'	58.30'	29.15'	58.30'	N 66°05'54" W	01°28'52"
C62	2255.46'	36.03'	18.01'	36.03'	N 67°17'48" W	00°54'55"
C63	205.83'	13.83'	6.92'	13.83'	S 65°49'44" E	03°51'02"
C64	205.83'	63.79'	32.15'	63.53'	S 55°01'33" E	17°45'20"
C65	30.00'	47.12'	30.00'	42.43'	S 01°08'53" E	90°00'00"
C66	30.00'	24.38'	12.91'	23.72'	S 67°08'08" W	46°34'03"
C67	50.00'	30.99'	16.01'	30.49'	N 72°39'58" E	35°30'23"
C68	50.00'	41.18'	21.84'	40.03'	N 31°19'05" E	47°11'24"
C69	50.00'	39.89'	21.08'	38.84'	N 15°07'56" W	45°42'40"
C70	50.00'	39.16'	20.65'	38.17'	N 60°25'30" W	44°52'28"
C71	50.00'	35.76'	18.68'	35.00'	S 76°39'02" W	40°58'29"
C72	50.00'	51.38'	28.22'	49.15'	S 26°43'26" W	58°52'43"
C73	30.00'	17.94'	9.25'	17.68'	N 14°25'09" E	34°16'11"
C74	30.00'	6.44'	3.23'	6.43'	N 37°42'11" E	12°17'52"
C75	30.00'	47.12'	30.00'	42.43'	N 88°51'07" E	90°00'00"
C76	201.65'	34.80'	17.45'	34.76'	N 51°05'33" W	09°53'20"
C77	201.65'	54.75'	27.55'	54.59'	N 63°48'57" W	15°33'27"
C78	201.65'	59.35'	29.89'	59.13'	N 80°01'33" W	16°51'47"
C94	141.65'	4.85'	2.43'	4.85'	N 47°07'46" W	01°57'45"
C95	30.00'	44.20'	27.21'	40.31'	N 03°56'33" W	84°24'40"
C96	278.04'	94.99'	47.96'	94.53'	S 28°28'32" W	19°34'31"
C147	211.84'	77.28'	39.07'	76.85'	N 18°39'41" E	20°54'00"
C148	360.85'	63.00'	31.58'	62.92'	S 13°12'47" W	10°00'12"
C149	235.83'	88.93'	45.00'	88.40'	S 56°57'04" E	21°36'22"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

PREPARED BY:

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD

JACKSONVILLE, FLORIDA 32257

(904) 260-2703

PLAT BOOK 28 PAGE 42

SHEET 6 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

TYPE I SUBDIVISION

Harbor Island Unit One

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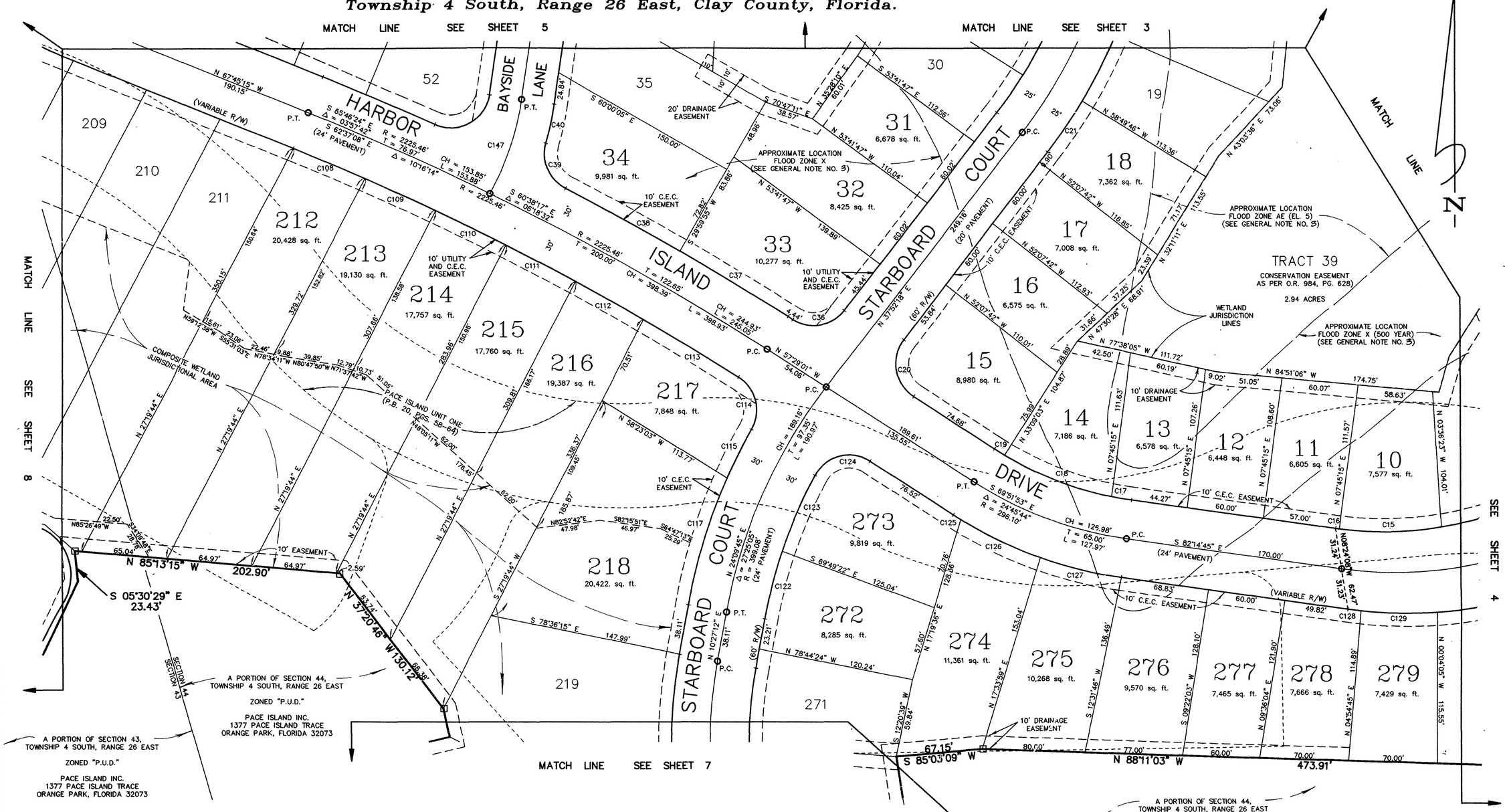

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	280.38'	80.28'	40.41'	80.00'	N 88°56'20" E	16°24'16"
C16	280.38'	3.00'	1.50'	3.00'	S 82°33'09" E	00°36'47"
C17	266.10'	15.74'	7.87'	15.74'	S 80°33'05" E	03°23'20"
C18	266.10'	90.10'	45.49'	89.67'	S 69°09'24" E	19°24'02"
C19	266.10'	9.16'	4.58'	9.16'	S 58°28'12" E	01°58'23"
C20	30.00'	49.93'	32.94'	44.36'	S 09°48'21" E	95°21'18"
C21	408.76'	47.81'	23.93'	47.78'	N 34°31'16" E	06°42'04"
C36	30.00'	44.32'	27.32'	40.40'	N 80°11'39" E	84°38'42"
C37	2255.46'	97.38'	48.70'	97.37'	N 58°43'13" W	02°28'25"
C38	2255.46'	100.85'	50.43'	100.84'	N 61°14'17" W	02°33'43"
C39	30.00'	40.95'	24.38'	37.84'	S 23°24'50" E	78°12'37"
C40	236.84'	30.92'	15.48'	30.90'	N 11°57'05" E	07°28'47"
C108	2195.46'	60.24'	30.12'	60.24'	N 66°58'05" W	01°34'20"
C109	2195.46'	60.07'	30.04'	60.07'	N 65°23'53" W	01°34'04"
C110	2195.46'	60.01'	30.01'	60.01'	N 63°49'52" W	01°33'58"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C111	2195.46'	60.00'	30.00'	60.00'	N 62°15'55" W	01°33'57"
C112	2195.46'	60.04'	30.02'	60.04'	N 60°41'56" W	01°34'01"
C113	2195.46'	85.97'	42.99'	85.96'	N 58°47'37" W	02°14'37"
C114	30.00'	45.73'	28.64'	41.43'	N 13°59'56" W	87°20'45"
C115	429.08'	41.87'	20.95'	41.85'	S 26°52'43" W	05°35'26"
C117	429.08'	102.07'	51.28'	101.83'	S 17°16'07" W	13°37'48"
C122	369.08'	53.58'	26.84'	53.53'	S 14°36'45" W	08°19'05"
C123	369.08'	63.75'	31.96'	63.67'	S 23°43'12" W	09°53'50"
C124	30.00'	49.14'	32.09'	43.83'	S 75°35'33" W	93°50'52"
C125	326.10'	6.89'	3.44'	6.89'	S 58°05'19" E	01°12'38"
C126	326.10'	68.76'	34.51'	68.63'	S 64°44'04" E	12°04'52"
C127	326.10'	65.29'	32.75'	65.18'	S 76°30'37" E	11°28'15"
C128	345.36'	10.18'	5.09'	10.18'	S 83°06'25" E	01°41'20"
C129	345.36'	60.08'	30.11'	60.00'	S 88°55'05" E	09°58'00"
C147	211.84'	77.28'	39.07'	76.85'	N 18°39'41" E	20°54'00"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

CLARY

PREPARED BY:

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD

JACKSONVILLE, FLORIDA 32257

(904) 260-2703

PLAT BOOK 28 PAGE 43

SHEET 7 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND
TYPE I SUBDIVISION

Harbor Island Unit One

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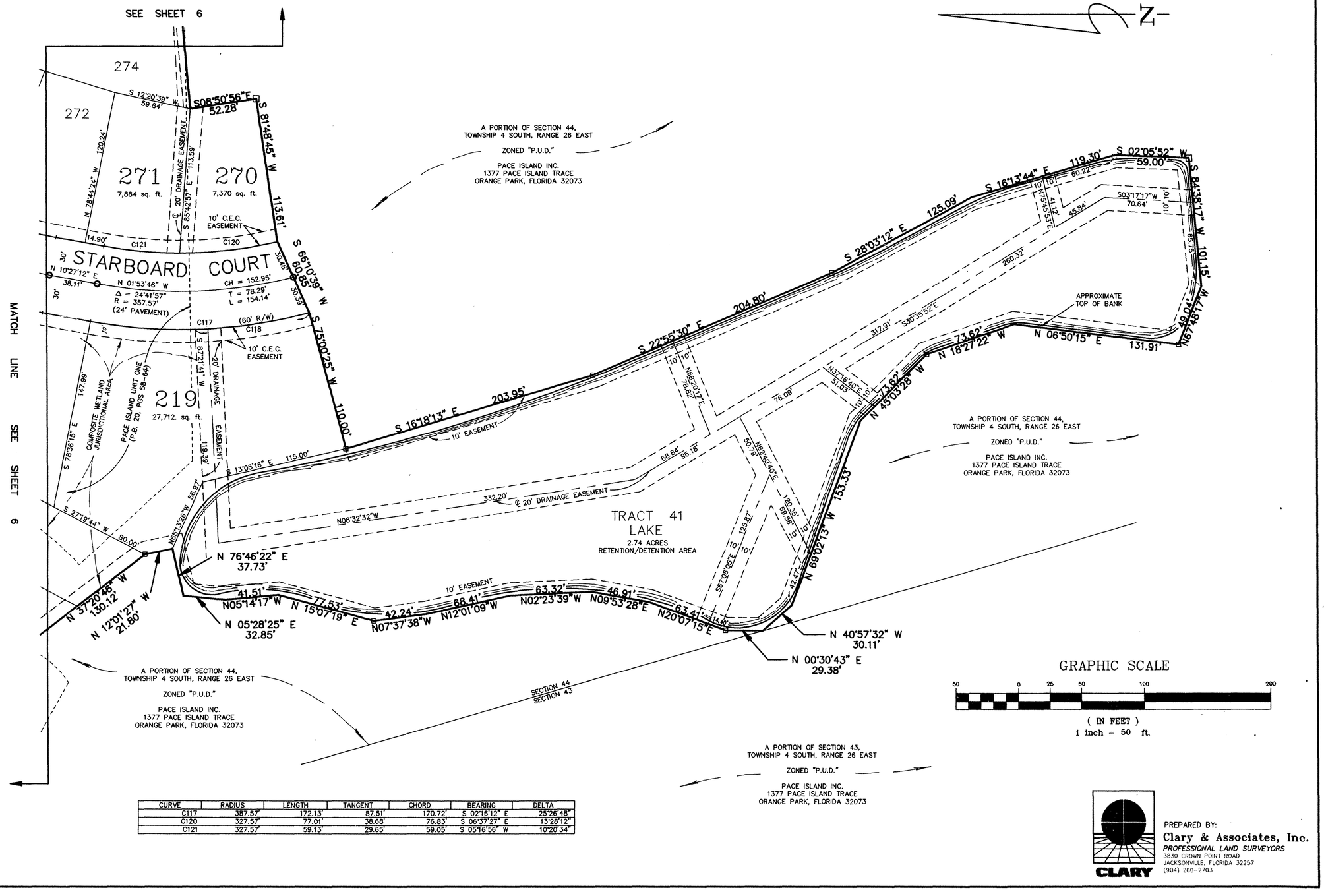

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C117	387.57'	172.13'	87.51'	170.72'	S 02°16'12" E	25°26'48"
C120	327.57'	77.01'	38.68'	76.83'	S 06°37'27" E	13°28'12"
C121	327.57'	59.13'	29.65'	59.05'	S 05°16'56" W	10°20'34"

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CLARY

Harbor Island Unit One

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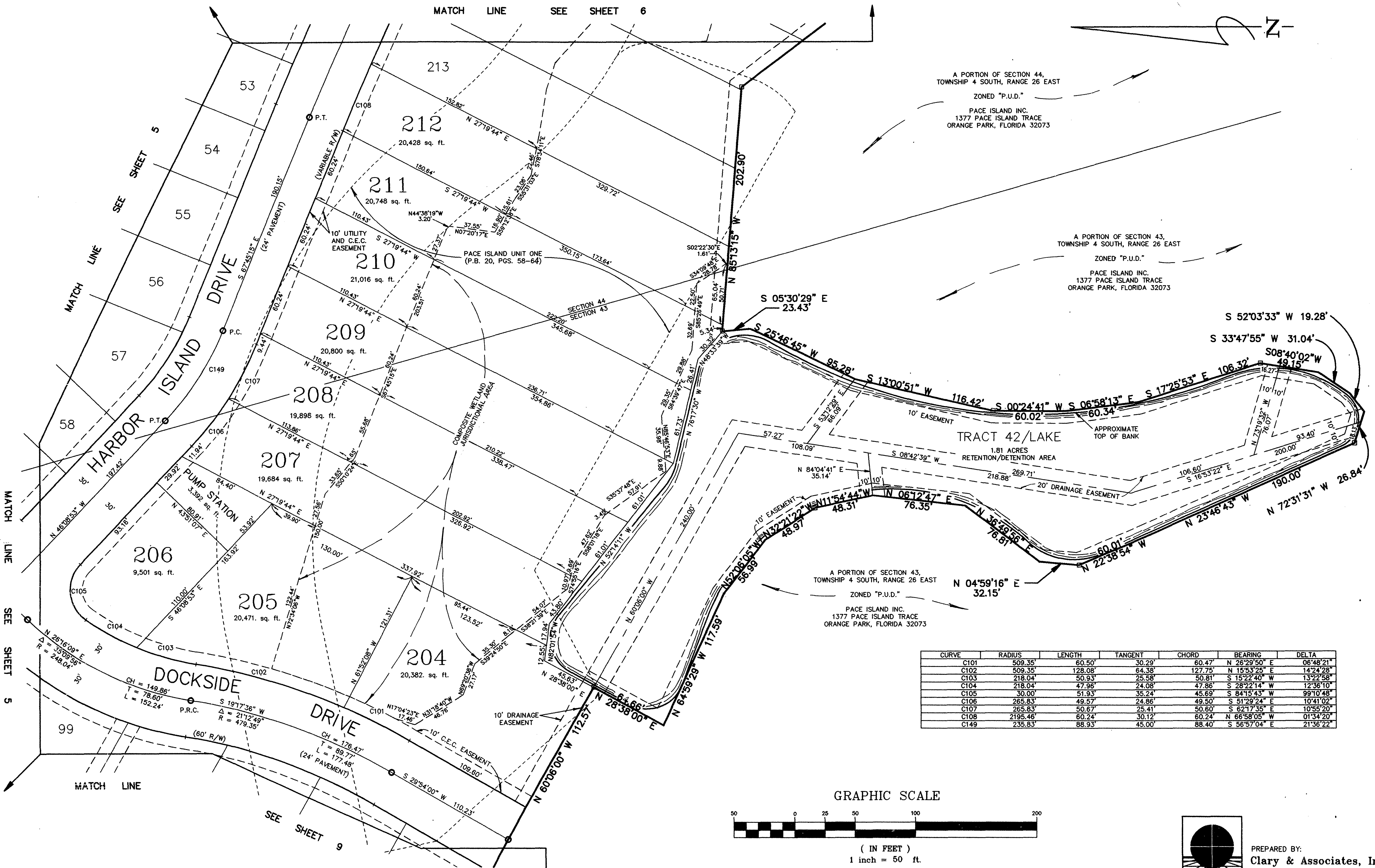
TYPE I SUBDIVISION



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C101	509.35'	60.50'	30.29'	60.47'	N 26°29'50" E	06°48'21"
C102	509.35'	128.08'	64.38'	127.75'	N 15°53'25" E	14°24'28"
C103	218.04'	50.93'	25.58'	50.81'	S 15°22'40" W	13°22'58"
C104	218.04'	47.96'	24.08'	47.86'	S 28°22'14" W	12°36'10"
C105	30.00'	51.93'	35.24'	45.69'	S 84°15'43" W	99°10'48"
C106	265.83'	49.57'	24.86'	49.50'	S 51°29'24" E	10°41'02"
C107	265.83'	50.67'	25.41'	50.60'	S 62°17'35" E	10°55'20"
C108	2195.46'	60.24'	30.12'	60.24'	N 66°58'05" W	01°34'20"
C149	235.83'	88.93'	45.00'	88.40'	S 56°57'04" E	21°36'22"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
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PLAT BOOK 28 PAGE 45

SHEET 9 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

TYPE I SUBDIVISION

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MATCH LINE SEE SHEET 5

MATCH LINE

SEE SHEET 8

N

CREIGHTON FOREST UNIT 2
(P.B. 4, PGS. 35 & 36)

CREIGHTON DRIVE
(60' R/W)

HARBOR ISLAND DRIVE
(20' PAVEMENT)

DOCKSIDE DRIVE
(24' PAVEMENT)
(60' R/W)

67 — N 01°32'33" E 115.21'

68 — 7,714 sq. ft.

69 — 6,900 sq. ft.

70 — 6,900 sq. ft.

71 — 6,900 sq. ft.

72 — 6,900 sq. ft.

73 — 8,357 sq. ft.

74 — 8,643 sq. ft.

75 — 8,934 sq. ft.

76 — 9,930 sq. ft.

77

98 — 11,477 sq. ft.

97 — 7,200 sq. ft.

96 — 7,200 sq. ft.

95 — 7,200 sq. ft.

94 — 7,800 sq. ft.

93 — 19,039 sq. ft.

92 — 26,541 sq. ft.

91 — 27,059 sq. ft.

90

99

100 — 9,708 sq. ft.

101 — 9,876 sq. ft.

102 — 9,718 sq. ft.

103 — 9,654 sq. ft.

TRACT 43
LAKE
3.23 ACRES
RETENTION/DETENTION AREA

APPROXIMATE LOCATION
FLOOD ZONE X
(SEE GENERAL NOTE NO. 3)

APPROXIMATE LOCATION
FLOOD ZONE X (500 YEAR)
(SEE GENERAL NOTE NO. 3)

APPROXIMATE LOCATION
FLOOD ZONE AE (EL. 5)
(SEE GENERAL NOTE NO. 3)

APPROXIMATE
TOP OF BANK

10' UTILITY AND C.E.C. EASEMENT

10' C.E.C. EASEMENT

10' EASEMENT

20' DRAINAGE EASEMENT

5' PRIVATE INGRESS-EGRESS EASEMENT

PACE ISLAND UNIT ONE (P.B. 20, PGS. 58-64)

20' BUFFER

A PORTION OF SECTION 43,
TOWNSHIP 4 SOUTH, RANGE 26 EAST

ZONED "P.U.D."

PACE ISLAND INC.
1377 PACE ISLAND TRACE
ORANGE PARK, FLORIDA 32073

947 CREIGHTON FOREST DRIVE
ORANGE PARK, FL 32073

Point of Beginning
S.E. CORNER OF LOT 28
CREIGHTON FOREST UNIT TWO

LOT 28

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C79	201.65'	7.26'	3.63'	7.26'	N 89°29'19" W	02°03'44"
C80	361.53'	5.06'	2.53'	5.06'	S 89°04'48" W	00°48'06"
C81	361.53'	60.36'	30.25'	60.29'	S 83°53'46" W	09°33'55"
C82	361.53'	32.13'	16.08'	32.12'	S 76°34'02" W	05°05'33"
C91	301.53'	81.36'	40.93'	81.11'	S 81°45'02" W	15°27'34"
C93	141.65'	104.85'	54.96'	102.47'	N 69°18'55" W	42°24'33"
C97	278.04'	48.54'	24.33'	48.47'	S 13°41'14" W	10°00'05"
C98	449.35'	35.38'	17.70'	35.37'	N 10°56'32" E	04°30'41"
C99	449.35'	81.75'	40.99'	81.64'	N 18°24'35" E	10°25'25"
C100	449.35'	49.24'	24.64'	49.22'	N 26°45'39" E	06°16'43"
C150	331.53'	89.45'	45.00'	89.18'	S 81°45'02" W	15°27'34"

PREPARED BY:
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PROFESSIONAL LAND SURVEYORS
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PLAT BOOK 28 PAGE 46

SHEET 10 OF 10 SHEETS

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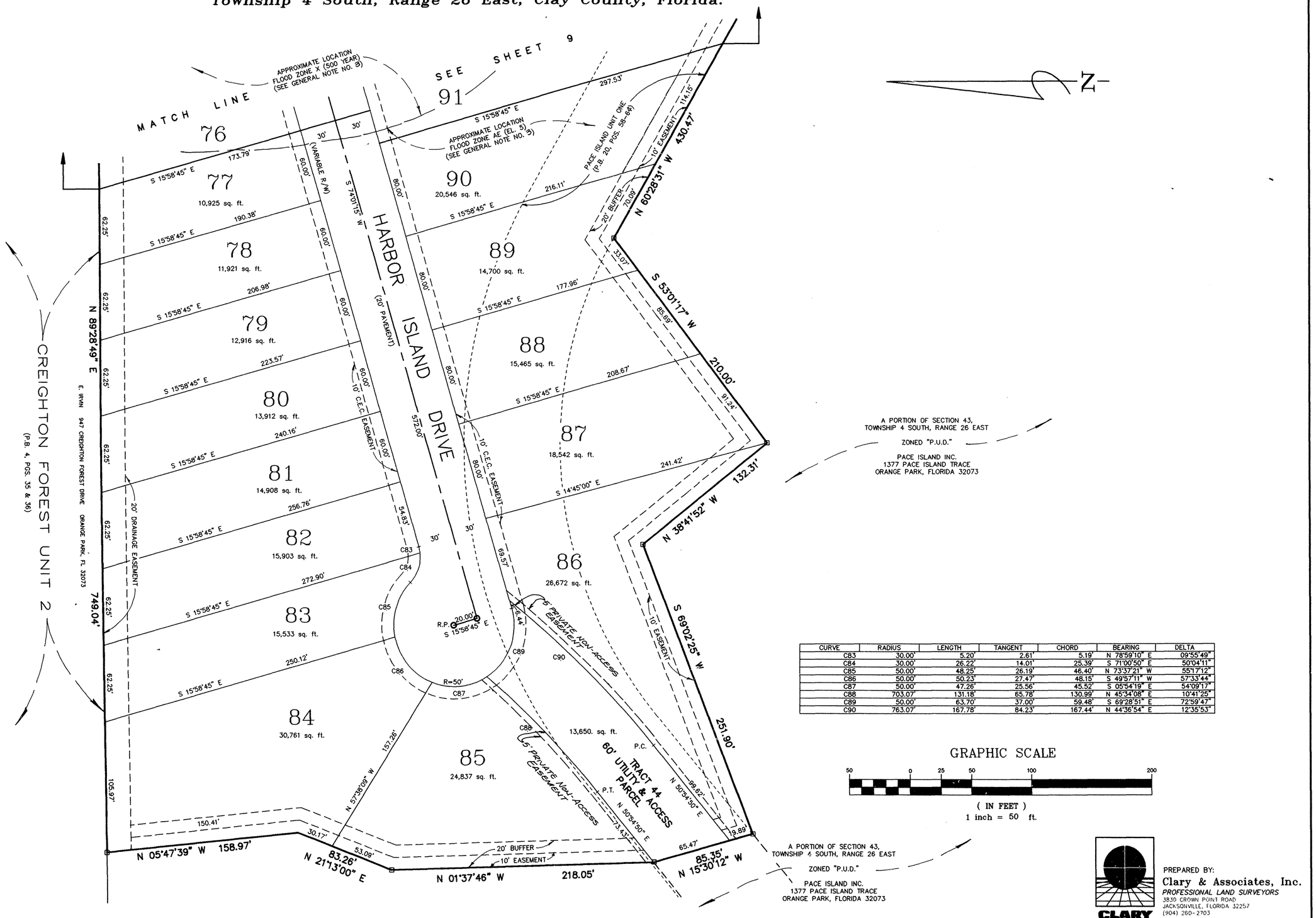

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C83	30.00'	5.20'	2.61'	5.19'	N 78°59'10" E	09°55'49"
C84	30.00'	26.22'	14.01'	25.39'	S 71°00'50" E	50°04'11"
C85	50.00'	48.25'	26.19'	46.40'	N 73°37'21" W	55°17'12"
C86	50.00'	50.23'	27.47'	48.15'	S 49°57'11" W	57°33'44"
C87	50.00'	47.26'	25.56'	45.52'	S 05°54'19" E	54°09'17"
C88	703.07'	131.18'	65.78'	130.99'	N 45°34'08" E	10°41'25"
C89	50.00'	63.70'	37.00'	59.48'	S 69°28'51" E	72°59'47"
C90	763.07'	167.78'	84.23'	167.44'	N 44°36'54" E	12°35'53"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

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